



**GRASSROOTS**  
REALTY GROUP

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3, 2402 23 Street N  
Lethbridge, Alberta

MLS # A2281642



**\$199,900**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	472 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Lawn, Sloped Down		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Affordable home ownership is still possible. Priced at \$199,900, this updated 2-bedroom, 1.5-bath unit is one of the most affordable homes currently available in all of Lethbridge. Located on 23 Street North, this property offers excellent walkability with easy access to public transportation, groceries, restaurants, and local pubs. Park Meadows Elementary School, nearby parks, and playgrounds are just down the street, making this a convenient location for a variety of lifestyles. Inside, you'll find recent upgrades throughout, including fresh paint, new flooring, and a newer kitchen, creating a clean and move-in-ready space. The layout is functional and efficient, offering comfortable living with low maintenance. An excellent opportunity for first-time buyers, downsizers, or investors looking for strong value in a well-connected area. Be sure to watch the Youtube video tour and decide for yourself if this one is for you!