



**1412 23 Street N
Lethbridge, Alberta**

MLS # A2284672



\$400,000

Division: Winston Churchill

Type: Residential/House

Style: Bungalow

Size: 1,113 sq.ft. **Age:** 1971 (55 yrs old)

Beds: 5 **Baths:** 2

Garage: Single Garage Detached

Lot Size: 0.16 Acre

Lot Feat: Garden, Landscaped

Heating: Forced Air

Water: -

Floors: Carpet, Linoleum, Tile, Vinyl Plank

Sewer: -

Roof: Membrane, Tar/Gravel

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Closet Organizers, Open Floorplan, Separate Entrance

Inclusions: Fridge x 2, stove x 2, dishwasher x 2, blinds, hood fan x 2, microwave x 2, washer x 2, dryer x 2, central air conditioner

A bungalow with plentiful parking, non-conforming suite and a fantastic location. With 3 bedrooms on the main floor, a 4 piece bathroom, spacious living room and separate laundry it makes for a convenient space. The basement has a separate entry, 2 additional bedrooms, 4 piece bathroom, kitchen and laundry area. The roof was re-done in 2018 and the garage roof was re-done within the last few months. There's alley access, a great yard and a lot to love about this home!