



**2416 23 Street N**  
**Lethbridge, Alberta**

**MLS # A2286911**



**\$298,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Front/Back		
<b>Size:</b>	792 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Stove, fridge, dishwasher, washer, dryer, tool shed

Nice fully developed 1/2 duplex with upgraded flooring, some replaced PVC windows and re-done bathrooms. Extra large deck