



**GRASSROOTS**  
REALTY GROUP

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**4, 1601 23 Street N  
Lethbridge, Alberta**

**MLS # A2294789**



**\$192,500**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	2.19 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn, Street Lighting		

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Flat

**Basement:** Full

**Exterior:** Brick, Stucco

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 345

**LLD:** -

**Zoning:** R-50

**Utilities:** -

**Inclusions:** Fridge, stove, dishwasher, microwave hood fan, blinds, washer, dryer

Pride of ownership is evident the moment you step into this well-maintained end-unit townhouse. Offering an affordable entry point into homeownership, this property features several interior updates that create a comfortable, move-in ready space. The functional layout includes three bedrooms upstairs along with a full bathroom—perfect for families or shared living. The undeveloped basement provides excellent potential to expand, with room for an additional living area and second bathroom. Whether you're a first-time homebuyer looking to get into the market or an investor seeking a solid revenue property in Lethbridge, this is an opportunity you won't want to miss.