



1215 23 Street N
Lethbridge, Alberta

MLS # A2142238



\$379,900

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|------------------|--|---------------|-------------------|
| Division: | Park Meadows | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,219 sq.ft. | Age: | 1972 (52 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad, Single Garage Attached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped | | |

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|--------------------|--------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Mixed | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks, Separate Entrance | | |

Inclusions: fridge(2), stove(2), dishwasher(2), washer(2), dryer(2), ac, shed(2)

LEGAL SUITE! Live up and rent down at this rare 5 bed, 2.5 bath bungalow with single attached garage. Located in a beautiful area on a tree lined street, this large property has it all. As you step inside, you will be amazed at the amount of space this home has to offer. A massive living room is located directly beside your bright kitchen and dining area with full pantry and new stainless steel appliances. Down the hall, three good sized bedrooms, 1.5 updated bathrooms and main floor laundry make this home both functional and move-in-ready. New flooring and loads of storage complete the main floor. Garden doors lead out to your gorgeous, fully fenced and landscaped backyard. A massive parking pad with alley access makes this space convenient for tenant access, or perhaps potential for another detached garage? The basement suite has its own separate entrance and is complete with two additional bedrooms, a full bath, separate laundry and a massive open living, kitchen and dining space. Brand new roof, some new windows, AC, and loads of off street parking are just a few of the amazing features of this property. Whether you're looking for an investment property or just a little help offsetting those mortgage payments, this home is the one for you! Contact your favorite REALTOR and book a private showing today!