



**2606 23 Avenue S
Lethbridge, Alberta**

MLS # A2167154



\$241,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1968 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Interior Lot, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: none - sold as is where is

Southside 1960's bungalow is desirable location close to Lethbridge Community College, Enmax Center and most major southside amenities. 3 bedrooms up with a 4-piece bath, large living room and dining nook, south facing kitchen. Basement is effectively undeveloped and still has the original furnace. House has been updated with some newer PVC windows and 100 amp electrical service, but is otherwise largely original and in need of substantial updating. An otherwise very solid, Engineered Homes built bungalow constructed with fir. Super single detached garage in back with an adjoining work shop and paved lane access.