



**2022 23rd Avenue N
Lethbridge, Alberta**

MLS # A2174347



\$350,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	900 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island		

Inclusions: Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Curtains.

Welcome to this tasteful 4 bedroom and 2 bathroom bungalow on the north side of Lethbridge. Located close to shopping, schools, and multiple amenities, this place is priced to sell. This property boasts a large lot, with a private backyard and dog run. There have been some updates done, including the roof, water tank, and some kitchen updates. There is also a wood burning stove in the basement for those cold winter nights. This place has been maintained meticulously by the owner and is ready for its next owner. The backyard features a large deck with potential for a garage. Make sure to contact your favorite REALTOR® to book a showing!