



**2220 23 Avenue N  
Lethbridge, Alberta**

**MLS # A2176741**



**\$225,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Lawn		

<b>Heating:</b>	Central, 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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

this ehalf duplex is located walking distance to schools/parks and shopping. 2 bedrooms and a full bath and 2 bedrooms down with a 3 pc bath. great entry level home or revenue property or live up and rent down.