



GRASSROOTS
REALTY GROUP

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2018 23 Street N
Lethbridge, Alberta

MLS # A2182964



\$279,000

Division:	Park Meadows		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	934 sq.ft.	Age:	1974 (50 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home		

Inclusions: \$2000.00 Appliance Package

Discover this beautifully renovated north-side half duplex. The main floor has engineered hardwood throughout, and includes a spacious, newly designed kitchen, as well as a bright living and dining area—perfect for entertaining. Upstairs, you'll find three bedrooms and a full bathroom. The fully renovated basement offers a fourth bedroom, a large family room and new vinyl plank flooring. Additional storage is available in the back of the home. The seller is also offering an appliance allowance. This vacant home is move-in ready and available for a quick possession. Don't miss out—contact your favorite agent today to schedule a tour!