



**6, 1520 23 Avenue N
Lethbridge, Alberta**

MLS # A2196336



\$350,000

Division:	Winston Churchill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,362 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	1.54 Acres		
Lot Feat:	Backs on to Park/Green Space, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 345
Basement:	Finished, Partial	LLD:	-
Exterior:	Cedar	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Peka Roll Shutters

Be prepared to be.... WOWED! Look at the photos, watch the virtual tour and ACT!
train, automobiles) what do you have?

Seller will take TRADES (planes,