



**4, 2402 23 Street N
Lethbridge, Alberta**

MLS # A2206272



\$199,900

Division:	Winston Churchill		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	466 sq.ft.	Age:	1974 (51 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-60
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

Check out this impeccably maintained condo located on the desirable north side of Lethbridge. Offering two spacious bedrooms and two bathrooms, this home provides a comfortable and functional layout. The main floor features an open-concept living room, kitchen, and dining area, along with a convenient two-piece bathroom. Step outside to the private deck off the living room, perfect for enjoying your morning coffee or relaxing in the evening. This condo is move-in ready. Ideally situated near schools and shopping, it's an affordable and welcoming option for anyone seeking a hassle-free home. Call your favorite realtor to book a showing today!