



**2016 23 Street N**  
**Lethbridge, Alberta**

**MLS # A2207230**



**\$315,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	883 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, On Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** Fridge, stove, dishwasher, dryer, washer, storage shelves in bathroom, curtains

Welcome to 2016 23 St N! This beautifully renovated duplex offers modern finishes throughout, creating a stylish and comfortable living space. The main floor features a bright and inviting living room that flows seamlessly into the dining area and kitchen. Two well-sized bedrooms and a four-piece bathroom complete this level. The fully developed basement adds valuable living space with a spacious rec room, a laundry area, a three-piece bathroom, and a private primary bedroom with its own three-piece ensuite. Outside, the backyard provides plenty of potential for landscaping or outdoor entertaining. Conveniently located near amenities, this home is an excellent opportunity for buyers seeking both comfort and convenience. Contact your favourite REALTOR&reg; today!