

413 23 Street S
Lethbridge, Alberta

MLS # A2250123



\$369,900



Division:		Glendale	
Type:		Residential/House	
Style:		Bungalow	
Size:	980 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:		Single Garage Detached	
Lot Size:		0.14 Acre	
Lot Feat:		Back Lane, Few Trees, Low Maintenance Landscape	
Heating:		Water:	-
Floors:		Sewer:	-
Roof:		Condo Fee:	-
Basement:		LLD:	-
Exterior:		Zoning:	R-L
Foundation:		Utilities:	-
Features:		Ceiling Fan(s)	
Inclusions: 2 Fridges, 2 Stoves, Dishwasher, Dryer, Washer, Shed			

This well-kept suited home offers 2 bedrooms and 1 bathroom on the main floor, plus 1 bedroom and 1 bathroom in the basement suite (illegal). Featuring tasteful updates throughout, it’s move-in ready and designed for convenience. Recent improvements include all new windows (10+ years ago), siding (10 years ago), kitchen (10 years ago), and a brand-new hot water tank in 2024. The property is ideally located close to Henderson Park, schools, and other amenities, with a low-maintenance yard that adds to its appeal. Whether you’re looking for a revenue property or a comfortable home, this one is a great choice.