



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**533 23 Street S**  
**Lethbridge, Alberta**

**MLS # A2258774**



**\$399,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Some Window Coverings, Shed

Welcome to 533 23 Street S, a 3-bedroom bungalow in a desirable southside location. This income-generating property features a main floor with a bright living room, a functional kitchen and dining area, two bedrooms including the primary, and a full 4-pc bathroom. The basement is complete with one bedroom, a family room, a second kitchenette, and an additional 3-piece bathroom. Outside, a newly built double detached garage and a spacious backyard provide plenty of room for parking, storage, and outdoor enjoyment. New shingles were installed in August 2025 on the house, garage, and shed, giving peace of mind for years to come. With its convenient location close to schools, parks, and everyday amenities, this property combines comfort and flexibility, offering a turnkey rental opportunity or a smart long-term investment. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.