

**3, 2402 23 Street N
Lethbridge, Alberta**

MLS # A2281642



\$199,900

Division:	Winston Churchill		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	472 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.17 Acre		
Lot Feat:	Lawn, Sloped Down		

Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 175

Basement: Full

LLD: -

Exterior: Concrete, Vinyl Siding

Zoning: R-60

Foundation: Poured Concrete

Utilities: -

Features: Laminate Counters

Inclusions: N/A

Affordable home ownership is still possible. Priced at \$199,900, this updated 2-bedroom, 1.5-bath unit is one of the most affordable homes currently available in all of Lethbridge. Located on 23 Street North, this property offers excellent walkability with easy access to public transportation, groceries, restaurants, and local pubs. Park Meadows Elementary School, nearby parks, and playgrounds are just down the street, making this a convenient location for a variety of lifestyles. Inside, you'll find recent upgrades throughout, including fresh paint, new flooring, and a newer kitchen, creating a clean and move-in-ready space. The layout is functional and efficient, offering comfortable living with low maintenance. An excellent opportunity for first-time buyers, downsizers, or investors looking for strong value in a well-connected area. Be sure to watch the Youtube video tour and decide for yourself if this one is for you!