

2022 23rd Avenue N  
Lethbridge, Alberta

MLS # A2174347



**\$350,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Central Vacuum, Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Curtains.

Welcome to this tasteful 4 bedroom and 2 bathroom bungalow on the north side of Lethbridge. Located close to shopping, schools, and multiple amenities, this place is priced to sell. This property boasts a large lot, with a private backyard and dog run. There have been some updates done, including the roof, water tank, and some kitchen updates. There is also a wood burning stove in the basement for those cold winter nights. This place has been maintained meticulously by the owner and is ready for its next owner. The backyard features a large deck with potential for a garage. Make sure to contact your favorite REALTOR® to book a showing!