

**2018 23 Street N**  
**Lethbridge, Alberta**

**MLS # A2182964**



**\$279,000**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	934 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, No Animal Home		

**Inclusions:** \$2000.00 Appliance Package

Discover this beautifully renovated north-side half duplex. The main floor has engineered hardwood throughout, and includes a spacious, newly designed kitchen, as well as a bright living and dining area—perfect for entertaining. Upstairs, you'll find three bedrooms and a full bathroom. The fully renovated basement offers a fourth bedroom, a large family room and new vinyl plank flooring. Additional storage is available in the back of the home. The seller is also offering an appliance allowance. This vacant home is move-in ready and available for a quick possession. Don't miss out—contact your favorite agent today to schedule a tour!