



Anne French  
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2606 23 Avenue S  
Lethbridge, Alberta

MLS # A2167154



**\$241,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** none - sold as is where is

Southside 1960's bungalow is desirable location close to Lethbridge Community College, Enmax Center and most major southside amenities. 3 bedrooms up with a 4-piece bath, large living room and dining nook, south facing kitchen. Basement is effectively undeveloped and still has the original furnace. House has been updated with some newer PVC windows and 100 amp electrical service, but is otherwise largely original and in need of substantial updating. An otherwise very solid, Engineered Homes built bungalow constructed with fir. Super single detached garage in back with an adjoining work shop and paved lane access.