



Anne French
Your REALTOR®
Love where you live.

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3, 2302 23 Street N
Lethbridge, Alberta

MLS # A2167953



\$220,000

Division:	Winston Churchill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	816 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	1.37 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 291
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stucco	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: fridge, stove, microwave, washer, dryer, window coverings

Welcome to this charming townhouse, a perfect blend of comfort and coziness! This delightful property features two bedrooms upstairs. The main floor boasts a well-equipped kitchen with some updated appliances and flooring. The basement offers versatile space currently set up as a bedroom but easily adapted to a game area or second family room. Enjoy an afternoon in a private yard that backs onto serene green space. This home combines convenient, modern living with a touch of tranquility. Reach out to your favorite REALTOR® today!