



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

2322 23 Avenue S
Lethbridge, Alberta

MLS # A2181745



\$465,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,477 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Privat		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, High Ceilings, Quartz Counters		

Inclusions: Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove, Washer and Dryer, All Window Coverings including curtains, rods and blinds, Garage Door Opener, Garburator, Bar Fridge in Basement, Gas BBQ, Sound System (4 speakers, receiver), Basement TV Bracket, Out dated security system

Welcome to this charming South Side bungalow, boasting 1,477 square feet of living space. This home features three bedrooms and one bathroom on the upper level, along with an additional bedroom and bathroom in the lower level, all enhanced by numerous updates. Recent renovations include a beautifully updated kitchen with new white cabinets and countertops, as well as stylish vinyl plank flooring installed in 2020. The bathrooms have also been refreshed within the last three years. All windows and doors have been replaced, and a new roof with asphalt shingles was installed nine years ago. The addition made by the previous owner features impressive vaulted ceilings in the living room that enhance the open concept of the newly renovated kitchen, complemented by a cozy wood-burning stove with a gas starter. The sunken living area provides two access points to the yard: one leading to a covered back patio, which has been newly carpeted, and the other side leads to the driveway they can have three cars parked end to end. The yard is generously sized, with recently trimmed trees. There is additional outdoor storage is available, along with an oversized single garage measuring 17 by almost 27 feet. The garage is drywalled and insulated and features a new garage opener installed in 2022. In addition to a large mezzanine area for extra storage. The basement was completely redone five years ago and includes a wet bar with a mini fridge, as well as a laundry area equipped with a new washer and dryer from 2021. For your comfort, updated air conditioning and a furnace were installed this fall, and the home comes with a new programmable thermostat. If you're seeking South Side living with all the renovations completed, this is the perfect listing for you. Call your favorite REALTOR® today to schedule a showing!