

**719 23 Street N**  
**Lethbridge, Alberta**

**MLS # A2187808**



**\$262,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Majestic Place                      |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | Bungalow                            |               |                   |
| <b>Size:</b>     | 1,040 sq.ft.                        | <b>Age:</b>   | 1966 (59 yrs old) |
| <b>Beds:</b>     | 3                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Attached, Off Street  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Lane, Interior Lot, Landscaped |               |                   |

|                    |                            |                   |     |
|--------------------|----------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame, Wood Siding    | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar              |                   |     |

**Inclusions:** "as is where is on completion"

This 1,040 sq. ft. northside bungalow presents a unique opportunity for seasoned renovators with the vision and expertise to restore its charm. Featuring a spacious main floor with three bedrooms, a full bathroom, and an open concept living, dining, and kitchen area, this home had seen numerous upgrades in the past but today, requires substantial renovation to return to habitability. The lower level, accessible through a private rear entrance, offers added versatility with two additional bedrooms, a full bathroom, a kitchenette, and a combined dining and living space, along with a shared laundry area. The property includes a 23' x 28' double detached garage, a fenced backyard, and alley access, complete with plenty of additional parking. Conveniently located just a block from Jock Palmer Park and a short drive to shopping centers, schools, and leisure facilities, this home is ideal for those seeking a rewarding, albeit cash intensive project. Contact your REALTOR® today to explore the possibilities. \*\*Sorry, no basement photos; Power to the property is off.