



Anne French
Your REALTOR®
Love where you live.

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2018 23 Street N
Lethbridge, Alberta

MLS # A2196702



\$279,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Winston Churchill | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 987 sq.ft. | Age: | 1974 (51 yrs old) |
| Beds: | 4 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lig | | |

| | | | |
|--------------------|----------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Veneer | Zoning: | R-37 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, Storage | | |

Inclusions: Shed

This beautifully renovated half duplex is more than just a place to live, it's an invitation to create memories in your new home. From the newly updated kitchen with engineered hardwood flooring to the vinyl plank flooring in the lower level of the home including paint and trim, every area has been improved! You will find 3 bedrooms and one full bath on the main level with an additional bedroom downstairs and an 18 x 22 ft family room. With just over 900 sq ft of living space, this home is perfect for families, investors and anyone looking for a turn key property to own! Call your favourite REALTOR® for a viewing today!