

**2013 23 Avenue S
Lethbridge, Alberta**

MLS # A2244682



\$465,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,218 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Faces Rear		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Wet Bar		

Inclusions: n/a

Tucked away on a quiet cul-de-sac, this 1960s bungalow is steps from the Sugar Bowl, Agnes Davidson School, Lethbridge Polytechnic, and the VisitLethbridge.com Arena (formerly the Enmax Centre). After a Hurricanes game, you'll be warm at home before most fans even leave the parking lot. Sitting on a large pie-shaped lot with mature trees and a private backyard, this 5-bedroom, 2.5-bathroom home has great bones and plenty of potential. The main floor offers three bedrooms, a bathroom and the primary even has a 2 piece ensuite. The kitchen and dining area open to the backyard deck through French doors. Perfect for summer BBQs and indoor-outdoor living. The basement features two oversized bedrooms, a massive family room with a wet bar, and a convenient side entrance that opens up possibilities for multigenerational living or future suite potential. Updates include central A/C (2024) and a roof replacement (2014), giving you peace of mind while you make the space your own. All of this in a dynamite location close to major arteries for quick access across the city, yet peaceful enough to feel tucked away.