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23 Trent Road W Lethbridge, Alberta

MLS # A2251986



\$549,900

Division:	Varsity Village				
Type:	Residential/Ho	use			
Style:	Bi-Level				
Size:	846 sq.ft.	Age:	1978 (47 yrs old)		
Beds:	4	Baths:	2		
Garage:	Double Garage Attached, Off Street				
Lot Size:	0.11 Acre				
Lot Feat:	Back Lane				

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Open Floorplan, Quartz Counters

Inclusions: 2 fridge, 2 stove, 2 dryer, 2 washer,

Discover exceptional craftsmanship and a true turn-key opportunity with this stunning home. Featuring modern upgrades and bright, stylish finishes, this property offers the flexibility to enjoy the main residence while benefiting from an established rear back alley access legal rental suite with garage — or simply keep it as a low-maintenance investment in both dwellings. Located in a desirable neighborhood close to schools, parks, and amenities, this home combines comfort, convenience, and long-term potential. The private rear entrance for the rental makes it ideal for ongoing tenants. Don' t miss your chance to own this beautiful and versatile property— schedule a viewing today before it' s gone!