

517 23 Street S
Lethbridge, Alberta

MLS # A2252350



\$375,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	885 sq.ft.	Age:	1950 (75 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn		

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

Inclusions: 2 Fridge's, 1 Stove, 2 Washers, 2 Dryers, 1 Freezer, All Window Coverings, Central A/C

Attention revenue seekers, first time home buyers, and those looking to downsize. This well maintained raised bungalow offers an central location close to schools, shopping, highway #3, bus tops and so much more. The main floor has nice flow from a kitchen/dining area through to the living room, main floor laundry/ bath and 2 bedrooms. the lower level features large windows to allow an abundance of natural light in, another kitchen, bath, laundry, living room and 2 more bedrooms. The very spacious yard features a double car garage, RV parking/parking pad , dog run, and a nice yard to enjoy the outdoors. Newer shingle as of Sept 2021. Please note even though the basement windows are quite large, the style of window may need to be changed to meet egress requirements.