

**537 23 Street S**  
**Lethbridge, Alberta**

**MLS # A2258722**



**\$374,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,021 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Few Trees, Front Yard,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Some Window Coverings

High revenue potential in a prime central location&mdash;this southside property offers the opportunity to generate \$2,500+ per month, including \$850 from leasing a portion of the backyard. Welcome to 537 23 Street S, a well-located 3-bedroom home in Lethbridge, close to schools, parks, and everyday amenities. The main floor features a bright living room, two bedrooms, a 3-piece bathroom, and a functional kitchen and dining area with access to the back deck&mdash;perfect for everyday living. The basement adds flexibility with an additional bedroom, family room, workout space, and laundry area, offering room to expand or further develop. A standout feature is the large backyard, with a portion currently leased to Family Pet Hospital for use as a dog run&mdash;creating a unique, reliable income stream and enhancing the property&rsquo;s long-term investment appeal. With a roof just one year old and strong income potential, this is an excellent opportunity for investors or buyers looking to offset their mortgage. Be sure to check out the video walkthrough in the links tab or on YouTube by searching the property address.