

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

**MLS # A2258722**



**\$399,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,021 sq.ft.	<b>Age:</b>	1950 (75 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

Welcome to 537 23 Street S, a 3-bedroom property on the southside of Lethbridge, close to schools, parks, and everyday amenities. The main floor features a bright living room, 2 bedrooms, a 3-piece bathroom, and a practical kitchen and dining area with access to the back deck. The unfinished basement provides additional space with a laundry area, family room, workout zone, and an extra bedroom. A large backyard adds to the appeal, with a portion leased to Family Pet Hospital for their dog run, offering a unique opportunity for supplemental income and long-term investment potential. Please view the video walkthrough in the links tab or on YouTube by searching for the home address. Home is vacant as of November 21, 2025.