

**533 23 Street S**  
**Lethbridge, Alberta**

**MLS # A2258774**



**\$374,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard		

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

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

Cleaned and move-in ready, 533 23 Street S offers a fantastic opportunity for homeowners and investors alike. This well-located southside bungalow features 3 bedrooms and an income-generating layout with a fully developed basement. The main floor is bright and functional, showcasing a welcoming living room, a practical kitchen and dining area, two bedrooms including the primary, and a full 4-piece bathroom. Downstairs, you'll find a spacious family room, a third bedroom, a second kitchenette, and a 3-piece bathroom—ideal for extended family or rental potential. Outside, enjoy a large backyard along with a newly built double detached garage, providing ample space for parking and storage. Major updates include new shingles installed in August 2025 on the house, garage, and shed, offering long-term peace of mind. Conveniently located near schools, parks, and everyday amenities, this property delivers comfort, flexibility, and strong investment potential. Be sure to check out the video walkthrough in the links tab or on YouTube by searching the property address.