

**5, 1520 23 Avenue N
Lethbridge, Alberta**

MLS # A2271686



\$299,900

Division:	Winston Churchill		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,528 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Level, Low Maintenance La		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 345
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, No Smoking Home, Storage		

Inclusions: Bedroom TV

A rare architectural gem in North Lethbridge, ready for its next chapter. This multi-level home offers dramatic volume, oversized windows, and a layout you don't find every day. If you're looking for a place with character and room to create, this property delivers. The structure is solid, the design is striking, and the potential is undeniable—refresh it, remodel it, or reinvent it to match your style. Set in a convenient neighbourhood near schools, parks, shopping, and major routes, you'll appreciate how easy it is to get around while still enjoying a quiet residential feel. Whether you're a buyer wanting something unique or an investor hunting for a project with potential upside, this home is full of opportunity.