

**1216 23 Street N**  
**Lethbridge, Alberta**

**MLS # A2280770**



**\$409,000**

<b>Division:</b>	Winston Churchill	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b> 1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 2
<b>Garage:</b>	Concrete Driveway, Off Street, Single Garage Attached	
<b>Lot Size:</b>	0.14 Acre	
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Siding	<b>Zoning:</b>	Low Density Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Sump Pump(s), Wood Windows		
<b>Inclusions:</b>	n/a		

This spacious new listing on the northside is ideally located close to numerous amenities and offers plenty of room for the whole family. With generous square footage, the home features 4 bedrooms, 2 bathrooms, and a single-car garage. Outside, you'll love the large garden complete with fruit trees, perfect for relaxing or entertaining. Additional highlights include hot water on demand, a newer furnace and Air conditioning, providing both comfort and peace of mind.