

2416 23 Street N
Lethbridge, Alberta

MLS # A2286911



\$298,000

Division:	Winston Churchill		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Front/Back		
Size:	792 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Stove, fridge, dishwasher, washer, dryer, tool shed

Nice fully developed 1/2 duplex with upgraded flooring, some replaced PVC windows and re-done bathrooms. Extra large deck