

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