



Anne French
Your REALTOR®
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1419 23 Street N
Lethbridge, Alberta

MLS # A2291473



\$315,000

Division:	Park Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	695 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

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

Inclusions: N/A

Looking for an affordable home with some recent updates? This well-kept bi-level half duplex on the north side of Lethbridge offers almost 1400 sq ft of developed space, nearly 700 sq ft above grade, with 3 bedrooms and 1 bathroom, making it a great option for first-time buyers, small families, or investors. The main floor has seen several updates that give the space a fresh, modern feel. The kitchen features a new countertop, tiled backsplash, and freshly painted cabinets, along with a fridge and stove that are almost brand new. Updated lighting throughout the home brightens the space, while the primary bedroom has new carpeting. The bathroom has also been refreshed with a new vanity, mirror, and lighting, and the roof was replaced approximately 8 years ago. The finished basement adds extra living space and flexibility, with a third bedroom, a second living area, and potential to add a second bathroom if desired. Outside, you'll find a large private backyard that's fully landscaped and fenced, complete with a back patio, firepit area, raised garden beds, and a large storage shed. The home also features central A/C for those warm southern Alberta summers. Parking is another highlight, with a single detached garage, RV parking, and convenient alley access. If you're looking for a solid north side home with a great yard and practical updates, this one is definitely worth a look. Contact your favorite REALTOR® today to book a showing!