

**4, 1601 23 Street N
Lethbridge, Alberta**

MLS # A2294789



\$192,500

Division:	Winston Churchill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	913 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	2.19 Acres		
Lot Feat:	Landscaped, Lawn, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Flat
Basement:	Full
Exterior:	Brick, Stucco
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 345
LLD:	-
Zoning:	R-50
Utilities:	-

Inclusions: Fridge, stove, dishwasher, microwave hood fan, blinds, washer, dryer

Pride of ownership is evident the moment you step into this well-maintained end-unit townhouse. Offering an affordable entry point into homeownership, this property features several interior updates that create a comfortable, move-in ready space. The functional layout includes three bedrooms upstairs along with a full bathroom—perfect for families or shared living. The undeveloped basement provides excellent potential to expand, with room for an additional living area and second bathroom. Whether you're a first-time homebuyer looking to get into the market or an investor seeking a solid revenue property in Lethbridge, this is an opportunity you won't want to miss.