



Anne French
Your REALTOR®
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1126 23 Street N
Lethbridge, Alberta

MLS # A2305810



\$339,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	963 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Wood Windows		

Inclusions: none

Step inside and you're welcomed by a warm, cozy home that feels lived-in and loved. Bright, and sunny with good vibes. This detached stucco bungalow blends original 1960 character with thoughtful updates. The main floor features a mix of original hardwood and two-year-old vinyl plank flooring throughout the open concept main living space. Down the hall you'll find three comfortable bedrooms, an updated full bathroom, all a house full of natural light! Downstairs, the wide open and partially finished space offers peace of mind, with a dedicated workspace and cold storage room as well, adding practical bonus space. Outside, the fully fenced yard is ready for kids, pets, or a summer garden, and the home sits in a great location with easy access to amenities, schools, and a nearby park. Real character, good bones, and that feeling of home!