

**23 Selkirk Road W
Lethbridge, Alberta**

MLS # A2320330



\$319,900

Division:	Varsity Village		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	614 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating: Forced Air

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Wood Siding

Zoning: R-75

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Central Vacuum, Granite Counters, No Smoking Home

Inclusions: fridge, stove, dishwasher, OTR microwave, washer, dryer, window coverings, pergola on deck, garage door opener & control a/c unit, central vac & attachments

OPEN HOUSE FRIDAY JUNE 19 5:00 PM - 7:00 PM! Welcome to 23 Selkirk Road W, a beautifully maintained townhouse with NO CONDO FEES in a fantastic west-side location! This spacious home offers 3 bedrooms and 1.5 bathrooms, making it an excellent choice for families, students, or investors. The updated kitchen features elegant granite countertops, ample cabinetry, and plenty of workspace for cooking and entertaining. The bright and spacious living room is the perfect place to relax, complete with a cozy gas fireplace that adds warmth and charm. Step outside to enjoy the lovely yard with a huge deck, ideal for summer barbecues, gardening, or simply unwinding outdoors. The single detached garage provides secure parking and additional storage space. Backing directly onto a park, this property offers beautiful green space views and easy access to outdoor recreation. Located close to the University of Lethbridge, schools, shopping, and other amenities, this home combines comfort, convenience, and exceptional value. Don't miss this opportunity to own an affordable, move-in-ready home in a desirable west Lethbridge neighborhood!