

2009 23 Street N
Lethbridge, Alberta

MLS # A2343352



\$259,900

Division:	Park Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	872 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	1
Garage:	None, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Other, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Storage		

Inclusions: Stove, Fridge, Microwave

More than a house, it's an opportunity. Every property has a story, and this one is ready for its next chapter. Offered as is, where is it gives buyers the freedom to bring their own vision, creativity, and plans to transform the space into something truly their own. A practical starting point. While there is opportunity for renovation and improvement, several important components have already been updated. The metal/tin roof and hot water tank are both approximately 5 years old, the furnace was replaced approximately 15 years ago, and the rear section of the backyard fence is approximately 11 years old. An opportunity to create value. Whether you're a renovator, investor, first-time buyer, or someone looking for a home with potential, this property offers a chance to make thoughtful improvements over time. Bring your ideas, your vision, and your plans and imagine what this home could become.