



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

220 23 Street S
Lethbridge, Alberta

MLS # A2291546



\$399,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	1954 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters		

Inclusions: Fridge, stove, washer, dryer

Move-in ready bungalow with thoughtful updates and a functional layout. The bright, open living room features beautiful original hardwood floors that continue throughout the main level and flow into the dining area and kitchen. The kitchen has been recently updated with new appliances, cabinets, countertops, and fixtures, creating a clean and modern space. The main floor includes three bedrooms and a full bathroom. Downstairs offers additional living space with a large family room, versatile flex area ideal for an office, workout space, or hobby area, along with two additional bedrooms, a bathroom, and laundry. Outside, the property features a detached garage, a great side yard with room for kids to play or for a garden, and a large patio area with space for trailer or RV storage. With no neighbours behind, you'll enjoy extra privacy.