



**GRASSROOTS**  
REALTY GROUP

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533 23 Street S  
Lethbridge, Alberta

MLS # A2323694



**\$394,000**

|           |                                            |        |                   |
|-----------|--------------------------------------------|--------|-------------------|
| Division: | Glendale                                   |        |                   |
| Type:     | Residential/House                          |        |                   |
| Style:    | Bungalow                                   |        |                   |
| Size:     | 930 sq.ft.                                 | Age:   | 1950 (76 yrs old) |
| Beds:     | 3                                          | Baths: | 2                 |
| Garage:   | Double Garage Detached                     |        |                   |
| Lot Size: | 0.14 Acre                                  |        |                   |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard |        |                   |

|             |                            |            |     |
|-------------|----------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas    | Water:     | -   |
| Floors:     | Carpet, Concrete, Laminate | Sewer:     | -   |
| Roof:       | Asphalt Shingle            | Condo Fee: | -   |
| Basement:   | Full                       | LLD:       | -   |
| Exterior:   | Wood Frame, Wood Siding    | Zoning:    | R-L |
| Foundation: | Poured Concrete            | Utilities: | -   |
| Features:   | Laminate Counters          |            |     |

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener & Remote

Welcome to this lovingly maintained character bungalow, offering the perfect blend of classic charm and modern functionality. Located in a highly desirable, central southside neighborhood, this move-in-ready home features 3 bedrooms, 2 bathrooms, and a versatile layout. It represents an incredible opportunity for first-time buyers, families, or investors looking for a turn-key property with excellent income potential. Enjoy ultimate peace of mind with a host of recent, high-value upgrades. The home features brand-new shingles installed in August 2025 across the house, garage, and garden shed. The entire property has been refreshed with professional cleaning, fresh interior and exterior paint, three new basement windows, and modern, updated bathroom fixtures on both levels. The main floor is designed for comfortable everyday living, welcoming you with a bright, sunlit living room and a practical kitchen complete with a dedicated dining area. This level also hosts two cozy bedrooms and a beautifully updated 4-piece bathroom, offering a seamless and convenient layout. The fully finished lower level dramatically expands your living options. Featuring a large family room, a third bedroom, an updated 3-piece bathroom, and a second kitchenette, this space is highly adaptable. It is perfect for hosting extended family, accommodating guests, or utilizing as a rental suite where permitted. Step outside into your private, fully fenced backyard. The crown jewel of the outdoor space is the newly built, oversized double detached garage (25'1" x 23'2"), offering massive space for secure parking, a workshop, or hobby storage. A large garden shed provides additional storage to keep your yard tidy and clutter-free. Conveniently situated just minutes from local schools, parks, shopping centers, and everyday amenities, this southside

gem offers an unbeatable location.&nbsp;Want to see more? Be sure to view the video walkthrough in the links tab, or search the property address on YouTube to experience this beautiful home in full detail!