

2305 23 Avenue S  
Lethbridge, Alberta

MLS # A2234087



\$450,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,158 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Attached Carport, Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Mixed, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: kitchen radio/CD Player

Located in the heart of Lethbridge's desirable Southside, this charming brick bungalow is move-in ready and packed with charm. With over 2,200 sq ft of finished living space, a double garage, and a beautifully maintained lot, this home is ideal for families, down-sizers, or anyone looking to settle into a quiet, mature neighbourhood. Step inside to discover a spacious and sun-filled living room, framed by large front windows that flood the space with natural light. The main floor features three generously sized bedrooms, including a primary suite with a 2-piece ensuite, plus a stylishly updated main 4-piece bathroom with modern finishes and tile accents. The eat-in kitchen offers timeless maple cabinetry, plenty of counter space, and a cozy breakfast bar for casual meals. The nicely appointed dining space features a large front window, and space for the whole family. Downstairs, you'll find a massive rec room, fourth bedroom, updated 3-piece bath, and tons of storage, including a large utility room, two dedicated storage areas (one featuring laundry hook-ups), and a cold room. There's space here for a home gym, games room, hobby zone, or even a future suite setup. Outside, enjoy a private fenced yard, brick patio, and oversized double garage with an attached carport plus extra off-street parking. Mature landscaping, alley access, and a quiet tree-lined street make this a must see home in an amazing location in Lethbridge.