

\$365,000 - 1719 23 Street S, Lethbridge

MLS® #A2058842

\$365,000

3 Bedroom, 2.00 Bathroom, 1,675 sqft

Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

End of November possession Available!
Welcome to 1719 23 Street South. This charming 4-level split home is nestled in the highly sought-after South Lethbridge neighborhood of Agnes Davidson, known for its fantastic location, and proximity to excellent schools, parks, food, shopping, and entertainment. With 1,675 square feet of living space, this property offers a comfortable and spacious layout perfect for families of all sizes. As you enter the home, you'll notice the well-designed main floor with updated kitchen. The adjacent dining area is ideal for enjoying meals with loved ones and entertaining guests. The living room is a welcoming space, flooded with natural light streaming through the large front window. Its generous size provides plenty of room for relaxation and socializing. This home features three cozy bedrooms, offering privacy and comfort for everyone in the household. Additionally, the basement presents an excellent opportunity to add a fourth bedroom, providing flexibility to accommodate your evolving needs. One of the highlights of this property is the backyard oasis. Step outside onto the covered patio and envision yourself enjoying warm summer evenings, hosting barbecues, or simply unwinding in a tranquil setting. The yard is adorned with beautiful, mature trees, providing shade and privacy. Car enthusiasts and DIY enthusiasts will be delighted to find a massive double detached garage, offering ample space for parking vehicles, storing equipment, and



pursuing hobbies. This garage is a rare find and adds tremendous value to the property. Don't miss the opportunity to make this wonderful home your own. Contact your Realtor to experience the charm and convenience of 1719 23 Street South in person.

Built in 1962

Essential Information

MLS® #	A2058842
Price	\$365,000
Sold Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,675
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	1719 23 Street S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2K6

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
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Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2023
Date Sold	January 16th, 2024
Days on Market	209
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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