

\$234,900 - 1419 23 Street N, Lethbridge

MLS® #A2093022

\$234,900

3 Bedroom, 1.00 Bathroom, 709 sqft
Residential on 0.10 Acres

Park Meadows, Lethbridge, Alberta

Welcome to your new move-in ready haven in North Lethbridge! This half-duplex bi-level home is a true gem, having just undergone extensive updates to ensure your comfort and peace of mind.

As you step inside, you'll immediately notice the fresh, inviting atmosphere created by the new paint and baseboards throughout the home. These updates give the space a modern and clean feel, making it the perfect canvas for your personal touch.

But that's just the beginning. This home has received major upgrades to its core components, guaranteeing a solid investment. The newer roof, PVC windows, hot water tank, and a recently serviced and inspected furnace mean you can move in with confidence, knowing that the essential elements are in excellent condition.

The main level of the home offers an open-concept kitchen and living room area, perfect for entertaining friends and family. You'll also find two generously sized bedrooms, providing ample space for rest and relaxation. A well-appointed 4-piece bathroom completes this level, ensuring convenience and comfort for your daily routines.

Venturing downstairs, you'll discover another large living room space, offering a flexible area for your unique needs. Additionally, there's



another spacious bedroom, providing a private retreat for a family member or guest. The lower level also houses a practical laundry/utility room, making chores a breeze. Notably, there is a room that's currently used for storage but is roughed in and ready to be transformed into a future bathroom, offering potential for even more convenience and value.

But the surprises don't stop there. This property includes a detached single-car garage, giving you secure parking and storage space. On top of that, there's off-street parking, ensuring you have room for multiple vehicles. The spacious backyard area is the perfect canvas for outdoor activities, gardening, or just enjoying the fresh air.

This is a fantastic opportunity to own a well-maintained, updated, and move-in-ready home in North Lethbridge. With its solid bones, thoughtful renovations, and excellent features, it's a smart investment that's ready to become your perfect new home or investment property.

Built in 1973

Essential Information

MLS® #	A2093022
Price	\$234,900
Sold Price	\$235,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	709
Acres	0.10
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side

Status	Sold
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Community Information

Address	1419 23 Street N
Subdivision	Park Meadows
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4G3

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Parking Pad, Single Garage Detached

Interior

Interior Features	Bathroom Rough-in
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2023
Date Sold	November 29th, 2023
Days on Market	16
Zoning	R-37
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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