# \$350,000 - 1806 23rd Avenue N, Lethbridge

MLS® #A2116689

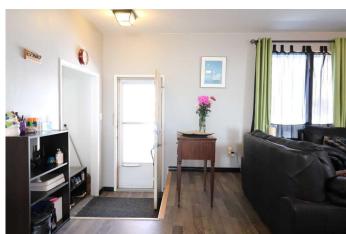
# \$350,000

3 Bedroom, 3.00 Bathroom, 1,268 sqft Residential on 0.14 Acres

Winston Churchill, Lethbridge, Alberta

Finally! All of the great features you've been looking for at an affordable price. Hurry over for a look at this 1268 sq ft, 3 bedroom, 2-1/2 bathroom bungalow. From the attractive brick front, right through to the oversized 26' x 24' double garage, you'll be thinking....."I'm Home"! The main level is wide open creating a spacious and functional feel. Perfect for day-to-day enjoyment or entertaining family and friends. Enjoy your own ensuite bathroom and double closets in the Primary bedroom in addition to 2 good sized bedrooms for the kids. Attractive bathroom updates are evident as well. The lower level is fully developed and offers plenty of additional lounge space. The appealing rock feature wall and built-in bar make the family room a great place to get away from it all and relax! With the addition of egress sized windows, you could easily create a 4th and 5th bedroom if needed. Additional updates and extras include flooring, 7 appliances, built-in vacuum, water filtration system, H.E furnace, Central A/C, and even the kitchen sink! The highlights continue as you step outside to a spacious back yard complete with a concrete patio, a large retractable awning, plus a 12' x 10' pergola. PVC windows and low maintenance exterior are a definite plus. The 624 sq ft garage, paved rear lane, 2 - 10' tall doors and the extra high ceiling height, make this one simply better. Nearby schools, playgrounds, parks, arena, pool, shopping, and city bussing, all add to the appeal of the property.







### **Essential Information**

MLS® # A2116689

Price \$350,000

Sold Price \$360,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,268
Acres 0.14
Year Built 1975

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

# **Community Information**

Address 1806 23rd Avenue N Subdivision Winston Churchill

City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1H 4S8

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# Interior

Interior Features Central Vacuum, Dry Bar, Laminate Counters

Appliances Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Trash

Compactor, Washer/Dryer

Heating High Efficiency, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

# **Exterior**

Exterior Features None

Lot Description Back Lane

Roof Asphalt Shingle

Construction Brick, Stucco, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed March 28th, 2024

Date Sold April 19th, 2024

Days on Market 22
Zoning R-L
HOA Fees 0.00

# **Listing Details**

Listing Office Royal Lepage South Country - Lethbridge

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