

\$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.



Built in 1975

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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