

\$130,000 - 26, 1601 23 Street N, Lethbridge

MLS® #A2148230

\$130,000

2 Bedroom, 1.00 Bathroom, 808 sqft

Residential on 2.19 Acres

Park Meadows, Lethbridge, Alberta

Welcome to your new potential home at 26-1601 23 St N, Lethbridge, AB—a charming townhouse perfect for those seeking comfort and convenience in a friendly neighborhood. This property features two cozy bedrooms and a full bathroom, all situated on the second floor, providing a separate living space that's ideal for rest and privacy.

The main floor serves as the heart of the home with a functional kitchen and a spacious living room area where family and friends can gather. Modern updates include a newer furnace and a tankless hot water system, enhancing efficiency and comfort.

Step outside and you'll find Meadows Park just a short walk away, a lovely spot for leisure and outdoor activities. Additionally, the property is conveniently located within walking distance to Winston Churchill High School, making it an excellent choice for families. Shopping needs are easily met with a Walmart Supercentre nearby, and the North Terminal provides robust bus services for easy commuting.

Unfinished yet full of potential, the basement awaits your personal touch to transform it into an additional living space, home office, or recreation room.

If you're looking for a space that combines practical living with accessibility, 26-1601 23 St



N offers just that. From its practical layout to its proximity to essential amenities and public transport, this townhouse might just be the home youâ€™re looking to buy.

Built in 1974

Essential Information

MLS® #	A2148230
Price	\$130,000
Sold Price	\$134,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	808
Acres	2.19
Year Built	1974
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	26, 1601 23 Street N
Subdivision	Park Meadows
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4M9

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Flat
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 25th, 2024
Days on Market	13
Zoning	R-50
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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