

\$339,900 - 1501 23 Avenue N, Lethbridge

MLS® #A2150201

\$339,900

5 Bedroom, 3.00 Bathroom, 1,148 sqft

Residential on 0.15 Acres

Winston Churchill, Lethbridge, Alberta

Welcome to 1501 23 Ave N! The perfect family home! This fully finished 5 bedroom, 2.5 bathroom, 1148 sqft bungalow is nestled in a quiet neighbourhood, just steps away from a playground in Dominion Park. Once you enter into this home you are greeted with an abundance of natural light that leads you to the bright spacious living room, boasting a large picture window overlooking the beautiful park views. The living room opens to the dining area & well appointed kitchen with plenty of cabinets, built-in desk & shelving with more park views to enjoy. The main floor has 3 bedrooms, 4pc bathroom with the primary bedroom generous in size boasting views of the lovely backyard & a 2pc ensuite. The basement offers more space with 1075 sqft, a huge recreational room with a wet bar & electric fireplace, a large laundry room with a cold storage room, 2 more bedrooms & a 3pc bathroom complete this lower level. Conveniently located there's a separate side entrance to the private covered 2 car carport, 2 sheds, large concrete patio plus an oversized driveway that can fit 4 cars! The low maintenance backyard is truly beautiful with lovely perennials & raised flower beds plus a vegetable garden ready for planting! If you still need more parking for your RV or trailer, there's a double parking pad in the back with easy access from the "T" intersection directly behind. This one owner home has been lovingly cared for & well maintained with many updates through the years; roof, windows,



furnace, A/C, HWT....all you have to do is
move in, see the potential & make it your own!
Call your favourite Realtor to book your
viewing today!

Built in 1976

Essential Information

MLS® #	A2150201
Price	\$339,900
Sold Price	\$348,200
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,148
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1501 23 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H4N2

Amenities

Parking Spaces	8
Parking	Attached Carport, Covered, Driveway, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Built-in Features, Separate Entrance, Storage, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer,

	Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric, Family Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Street Lighting, Treed, Views
Roof	Flat Torch Membrane
Construction	Aluminum Siding, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	August 1st, 2024
Days on Market	15
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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