

# \$315,000 - 2016 23 Street N, Lethbridge

MLS® #A2207230

## \$315,000

3 Bedroom, 3.00 Bathroom, 883 sqft

Residential on 0.09 Acres

Winston Churchill, Lethbridge, Alberta

Welcome to 2016 23 St N! This beautifully renovated duplex offers modern finishes throughout, creating a stylish and comfortable living space. The main floor features a bright and inviting living room that flows seamlessly into the dining area and kitchen. Two well-sized bedrooms and a four-piece bathroom complete this level. The fully developed basement adds valuable living space with a spacious rec room, a laundry area, a three-piece bathroom, and a private primary bedroom with its own three-piece ensuite. Outside, the backyard provides plenty of potential for landscaping or outdoor entertaining. Conveniently located near amenities, this home is an excellent opportunity for buyers seeking both comfort and convenience. Contact your favourite REALTOR® today!

Built in 1974

## Essential Information

MLS® #	A2207230
Price	\$315,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	883
Acres	0.09
Year Built	1974



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	2016 23 Street N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4K4

### Amenities

Parking Spaces	1
Parking	Off Street, On Street

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 1st, 2025
Days on Market	44
Zoning	R-37

### Listing Details

Listing Office	Onyx Realty Ltd.
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