



**\$279,900**

**827 23 Street N  
Lethbridge, Alberta  
T1H3S9**

MLS® Number:  
A1062474

**3 + 2**   
Bedrooms

**2**   
Bathrooms

  
Single Family

By using our site, you agree to our [Terms of Use](#) and [Privacy Policy](#)

## Description

Don't miss this one! Great Opportunity to own a well kept and renovated bungalow located in a friendly community near parks, schools, and other amenities! As you walk into the front door of this bungalow you will be impressed with the open main floor concept accompanied with an updated kitchen, 3 bedrooms and a 4PC Bathroom. As you make your way throughout this home you will find a second separate entrance leading into the lower level which displays a second kitchen 3pc bathroom, large living room, with 2 additional well sized bedrooms. It doesnt end there, as you wonder into the massive backyard youll find 2 large sheds, and a newly built double car garage with 220, there is no shortage of storage here! A few of the recent upgrades include, newer hot water tank, high efficient furnace, windows to just name a few! Dont wait and contact your favourite realtor today for a move in ready home! (23805216)

## Property Summary

<b>Property Type</b>	<b>Building Type</b>	<b>Storeys</b>
Single Family	House	1
<b>Community Name</b>	<b>Subdivision Name</b>	<b>Title</b>
Majestic Place	Majestic Place	Freehold
<b>Land Size</b>	<b>Built in</b>	<b>Annual Property Taxes</b>
6195 sqft 4,051 - 7,250 sqft	1965	\$2,516
<b>Parking Type</b>		
Detached Garage (2), Parking Pad		

By using our site, you agree to our [Terms of Use](#) and [Privacy Policy](#)

## Building

### Bedrooms

Above Grade	Below Grade
3	2

### Bathrooms

Total	Partial
2	0

### Interior Features

#### Appliances Included

Refrigerator, Stove, Range, Washer & Dryer

#### Flooring

Hardwood

#### Basement Features

Separate entrance, Walk out, Suite

#### Basement Type

Unknown (Finished)

### Building Features

#### Features

See remarks, Other, Back lane, Paved lane

#### Foundation Type

Wood

#### Style

Detached

#### Construction Material

Wood frame

#### Floor Space

990 sqft

#### Total Finished Area

990 sqft

#### Structures

See Remarks

### Heating & Cooling

#### Cooling

None

#### Heating Type

Forced air

### Neighbourhood Features

#### Amenities Nearby

Park, Playground

By using our site, you agree to our [Terms of Use](#) and [Privacy Policy](#)

## Parking

Parking Type	Total Parking Spaces
Detached Garage (2), Parking Pad	6

## Rooms

Lower level	3pc Bathroom	.00 Ft x .00 Ft
	Living room/Dining room	13.33 Ft x 19.92 Ft
	Bedroom	9.67 Ft x 12.58 Ft
	Bedroom	11.58 Ft x 12.67 Ft
	Kitchen	6.58 Ft x 16.42 Ft
Upper Level	Living room	14.25 Ft x 13.42 Ft
	Other	10.92 Ft x 13.33 Ft
	Primary Bedroom	9.83 Ft x 13.33 Ft
	Bedroom	7.92 Ft x 10.08 Ft
	Bedroom	12.17 Ft x 7.92 Ft
	4pc Bathroom	.00 Ft x .00 Ft

## Land

### Lot Features

#### Fencing

Fence

### Other Property Information

#### Zoning

#### Description

R-L

Data provided by: [Lethbridge & District Association of REALTORS®](#) 516 6TH ST Sixth Street

By using our site, you agree to our [Terms of Use](#) and [Privacy Policy](#)



**Wael DLEIKAN**  
Associate

☎ 403-394-7721

📠 403-394-7729

### Century 21 Foothills South Real Estate

#155, 200 - 4th Ave South  
Lethbridge, Alberta T1J4C9

☎ 403-394-7721

📠 403-394-7729



**JAMES REA**  
Associate

☎ 403-332-1900

📠 403-394-7729

### Century 21 Foothills South Real Estate

#155, 200 - 4th Ave South  
Lethbridge, Alberta T1J4C9

☎ 403-394-7721

📠 403-394-7729



Trusted listings from REALTOR® Agents.

The MLS® mark and associated logos identify professional services rendered by REALTOR® members of CREA to effect the purchase, sale and lease of real estate as part of a cooperative selling system.



©2021 The Canadian Real Estate Association. All rights reserved. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by CREA and identify real estate professionals who are members of CREA.

By using our site, you agree to our [Terms of Use](#) and [Privacy Policy](#)