

# \$350,000 - 6, 1520 23 Avenue N, Lethbridge

MLS® #A2196336

## \$350,000

2 Bedroom, 3.00 Bathroom, 1,362 sqft  
Residential on 1.54 Acres

Winston Churchill, Lethbridge, Alberta

Be prepared to be.... WOWED! Look at the photos, watch the virtual tour and ACT!

Seller will take TRADES (planes, train, automobiles) what do you have?

Built in 1976

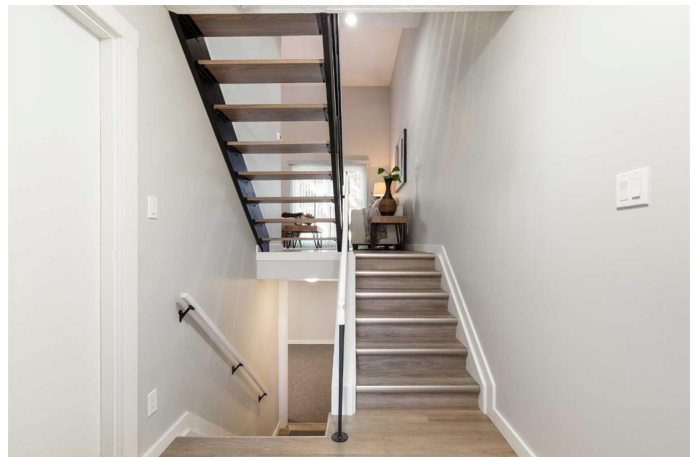
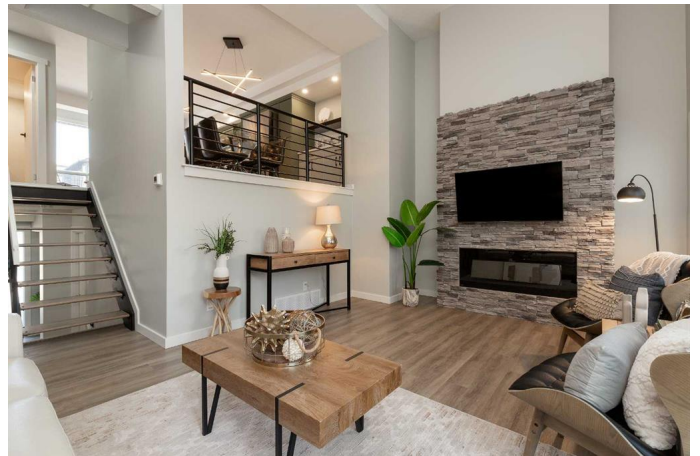
## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2196336      |
| Price          | \$350,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,362         |
| Acres          | 1.54          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6, 1520 23 Avenue N |
| Subdivision | Winston Churchill   |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1H 4X9             |

## Amenities



|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)   |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Electric Oven, See Remarks |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Partial   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Playground                               |
| Lot Description   | Backs on to Park/Green Space, Many Trees |
| Roof              | Asphalt Shingle                          |
| Construction      | Cedar                                    |
| Foundation        | Poured Concrete                          |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 53                  |
| Zoning         | R-50                |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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