

# \$339,900 - 208 23 Street S, Lethbridge

MLS® #A2245871

**\$339,900**

3 Bedroom, 2.00 Bathroom, 935 sqft

Residential on 0.14 Acres

Glendale, Lethbridge, Alberta

Adorable raised bungalow with great potential!

Situated in the Glendale neighbourhood this home has been owned by the same family since day 1 (purchased brand new from Art Batty Construction). There have been updates over the years including original hardwood refinishing, flooring, most windows, main level bathroom reno, electrical panel, and more. The shingles on the house were JUST replaced this summer too. That being said...the basement offers the new owner an opportunity to update and add some equity. The lot is very established and shrouded in foliage as you would expect a South side lot to be. For your back yard BBQ's there is a wonderful ground level deck that is very private. You'll appreciate the "green" old school clothes line and vegetable garden plot. Parking facilities include a double detached garage off the back lane, and an ample parking pad out front. Paved lane and multi-use pathway being developed behind! Book your viewing today with YOUR preferred agent and start your vision.

Built in 1954

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2245871  |
| Price     | \$339,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 935         |
| Acres          | 0.14        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 208 23 Street S |
| Subdivision | Glendale        |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1J 3M6         |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                           |
| Parking        | Double Garage Detached, Driveway, Off Street, Parking Pad, Additional Parking, Alley Access |
| # of Garages   | 2                                                                                           |

### Interior

|                   |                      |
|-------------------|----------------------|
| Interior Features | See Remarks          |
| Appliances        | See Remarks          |
| Heating           | Natural Gas, Gravity |
| Cooling           | None                 |
| Fireplace         | Yes                  |
| # of Fireplaces   | 1                    |
| Fireplaces        | Gas, Living Room     |
| Has Basement      | Yes                  |
| Basement          | Finished, Full       |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Many Trees |
| Roof              | Asphalt Shingle                                                              |

|              |                                   |
|--------------|-----------------------------------|
| Construction | Concrete, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 74               |
| Zoning         | R-L              |

**Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|-----------------------------------------|

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