

# \$169,900 - 33, 1601 23 Street N, Lethbridge

MLS® #A2229324

**\$169,900**

2 Bedroom, 1.00 Bathroom, 808 sqft

Residential on 2.19 Acres

Park Meadows, Lethbridge, Alberta

Welcome to 1601 23St Unit 33 - Affordable and move-in ready condo located in a well-managed, quiet complex. This 2-bedroom unit offers 808 sq ft of comfortable living space, complete with kitchen and in-suite laundry. The functional layout features a bright living area and a dining space that opens to your own private, fenced patio—perfect for relaxing or entertaining, with views of the treed courtyard. Enjoy the peace of mind that comes with a well-run complex, plus the convenience of being close to all amenities - including parks, schools, public transportation, restaurants, and shopping. Walmart and other major retailers are just minutes away, making daily errands a breeze. A great option for first-time buyers, downsizers, or investors! Call your favourite REALTOR® today!

Built in 1974

## Essential Information

MLS® #	A2229324
Price	\$169,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	808
Acres	2.19
Year Built	1974
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	33, 1601 23 Street N
Subdivision	Park Meadows
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4K1

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Other
Roof	Flat
Construction	Metal Siding, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 9th, 2025
Days on Market	12
Zoning	R-50

### Listing Details

Listing Office	REAL BROKER
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