

# \$175,000 - 20, 1601 23 Street N, Lethbridge

MLS® #A2262957

## \$175,000

3 Bedroom, 1.00 Bathroom, 1,006 sqft

Residential on 2.19 Acres

Park Meadows, Lethbridge, Alberta

Welcome to Park Meadows Estates. This 3-bedroom + den, 1-bath home offers incredible value and potential for investors or first-time buyers alike. Bright and welcoming, the space is filled with natural light and designed for easy living. Upstairs, you'll find three conveniently placed bedrooms and a full bathroom, perfect for families. The full basement provides extra storage space, a laundry area, and a den that would make the perfect office or crafting space, while the new hot water tank and furnace offer added peace of mind. Enjoy a low-maintenance lifestyle with a private fenced patio—perfect for relaxing or entertaining—while being conveniently close to shopping, schools, and other amenities. With a great layout, solid rental potential, and an unbeatable price point of just \$175,000, this property is a smart move for anyone looking to get into home ownership or grow their real estate portfolio. Contact your favourite REALTOR® to book a showing today!

Built in 1974

## Essential Information

MLS® #	A2262957
Price	\$175,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,006



Acres	2.19
Year Built	1974
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	20, 1601 23 Street N
Subdivision	Park Meadows
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4K1

### **Amenities**

Amenities	Snow Removal
Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Off Street, Assigned, Stall

### **Interior**

Interior Features	No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Flat Torch Membrane, Metal
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 8th, 2025
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Zoning

R-50

## **Listing Details**

Listing Office

Onyx Realty Ltd.

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