

\$325,000 - 9, 1520 23 Avenue N, Lethbridge

MLS® #A2265135

\$325,000

3 Bedroom, 3.00 Bathroom, 1,467 sqft

Residential on 1.54 Acres

Winston Churchill, Lethbridge, Alberta

Welcome to #9 1520 23 Ave N. Step into the inviting foyer of this beautifully updated multi-level home. From here, head upstairs to the stunning living room with soaring ceilings, or downstairs to the rec room and convenient laundry area. Continue up to the open dining room that overlooks the living space below, creating an airy, connected feel. Adjacent to the dining area is a generously sized kitchen, ideal for cooking and gathering. With ample counter space, a pantry for extra storage, and appliances that have all been updated over the years, it's ready for your culinary adventures. This level also includes a handy 2-piece bathroom. On the top floor, you'll find the bedroom level. The large primary bedroom features tons of closet space and its own 2-piece ensuite. Two additional bedrooms offer great flexibility for kids, guests, or a home office, and there's also a full 4-piece bathroom. This home has been loved and lived in for 16 years, and is ready for its new owners. Enjoy all the wonderful amenities and community experiences this neighborhood has to offer.

Built in 1976

Essential Information

MLS® #	A2265135
Price	\$325,000
Bedrooms	3
Bathrooms	3.00



Full Baths	1
Half Baths	2
Square Footage	1,467
Acres	1.54
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	9, 1520 23 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H4X9

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	5
Zoning	R-L(W)

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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