

\$349,900 - 208 23 Street S, Lethbridge

MLS® #A2245871

\$349,900

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. Book your viewing today with YOUR preferred agent and start your vision.

Built in 1954

Essential Information

MLS® #	A2245871
Price	\$349,900
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	Additional Parking, Alley Access, Double Garage Detached, Driveway, Off Street, Parking Pad
# 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 1

Zoning R-L

Listing Details

Listing Office Royal LePage South Country - Lethbridge

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