

# \$220,000 - 3, 2302 23 Street N, Lethbridge

MLS® #A2259068

## \$220,000

3 Bedroom, 2.00 Bathroom, 819 sqft

Residential on 1.37 Acres

Winston Churchill, Lethbridge, Alberta

Welcome to #3 2302 23 St N! Featuring two spacious bedrooms on the upper level, this home is ideal for small families, couples, or anyone seeking a peaceful retreat. The main floor offers a well-equipped kitchen, opening to a bright living area that invites relaxation and entertaining. Downstairs, the versatile basement space is currently set up as a bedroom but can easily be transformed into a game room, home office, or a second family room—whatever suits your lifestyle. Step outside to your private yard, which backs onto a green space—perfect for enjoying a quiet afternoon or hosting a weekend BBQ. This home combines the convenience of modern living with a touch of nature’s tranquility. Don't miss the opportunity to make it yours!

Built in 1976

## Essential Information

MLS® #	A2259068
Price	\$220,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	819
Acres	1.37
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse



Style	2 Storey
Status	Active

### Community Information

Address	3, 2302 23 Street N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4R7

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Off Street

### Interior

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

### Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	September 22nd, 2025
Zoning	R-37
HOA Fees Freq.	MON

### Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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