

\$367,500 - 413 23 Street S, Lethbridge

MLS® #A2250123

\$367,500

3 Bedroom, 2.00 Bathroom, 980 sqft
Residential on 0.14 Acres

Glendale, Lethbridge, Alberta

This well-kept suited home offers 2 bedrooms and 1 bathroom on the main floor, plus 1 bedroom and 1 bathroom in the basement suite (illegal). Featuring tasteful updates throughout, itâ€™s move-in ready and designed for convenience. Recent improvements include all new windows (10+ years ago), siding (10 years ago with extra styrafoam insulation), kitchen (10 years ago), and a brand-new hot water tank in 2024. The property is ideally located close to Henderson Park, schools, and other amenities, with a low-maintenance yard that adds to its appeal. Whether youâ€™re looking for a revenue property or a comfortable home, this one is a great choice.

Built in 1952

Essential Information

MLS® #	A2250123
Price	\$367,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
--------	--------

Community Information

Address	413 23 Street S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 3M8

Amenities

Parking Spaces	5
Parking	Single Garage Detached
# of Garages	1

Interior

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

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Days on Market	71
Zoning	R-L

Listing Details

Listing Office	2 PERCENT REALTY
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.