

# \$369,900 - 413 23 Street S, Lethbridge

MLS® #A2250123

## \$369,900

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), 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          | \$369,900   |
| 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          | Finished, Full, Suite                            |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 67                |
| Zoning         | R-L               |

## Listing Details

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

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