

# \$290,000 - 21, 1520 23 Avenue N, Lethbridge

MLS® #A2251323

**\$290,000**

2 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 1.54 Acres

Winston Churchill, Lethbridge, Alberta

This timeless multi-level contemporary home blends bold architecture with limitless potential. Featuring soaring ceilings, expansive open spaces, and sleek clean lines, it's a striking canvas ready for your vision. With strong bones and an iconic design, just a thoughtful refresh will unlock its full beauty – whether you're crafting your personal dream home or seizing a smart investment opportunity. Reimagine, revitalize, and restore this property to its full glory.

Built in 1976

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2251323      |
| Price          | \$290,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,512         |
| Acres          | 1.54          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

Address 21, 1520 23 Avenue N



|             |                   |
|-------------|-------------------|
| Subdivision | Winston Churchill |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1K 4X9           |

## Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Park, Snow Removal, Trash |
| Parking Spaces | 2                         |
| Parking        | Single Garage Attached    |
| # of Garages   | 1                         |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Pantry, See Remarks                                                                  |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Central Air Conditioner |
| Heating           | Forced Air                                                                                          |
| Cooling           | Central Air                                                                                         |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Unfinished                                                                                    |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Courtyard                                |
| Lot Description   | Backs on to Park/Green Space, Many Trees |
| Roof              | Asphalt Shingle                          |
| Construction      | Cedar                                    |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 15                |
| Zoning         | R-50              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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