

# \$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 | 66                |
| Zoning         | R-L               |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.