

\$175,000 - 20, 1601 23 Street N, Lethbridge

MLS® #A2262957

\$175,000

3 Bedroom, 1.00 Bathroom, 1,006 sqft
Residential on 2.19 Acres

Park Meadows, Lethbridge, Alberta

Welcome to Park Meadows Estates. This 3-bedroom + den, 1-bath home offers incredible value and potential for investors or first-time buyers alike. Bright and welcoming, the space is filled with natural light and designed for easy living. Upstairs, you'll find three conveniently placed bedrooms and a full bathroom, perfect for families. The full basement provides extra storage space, a laundry area, and a den that would make the perfect office or crafting space, while the new hot water tank and furnace offer added peace of mind. Enjoy a low-maintenance lifestyle with a private fenced patio—perfect for relaxing or entertaining—while being conveniently close to shopping, schools, and other amenities. With a great layout, solid rental potential, and an unbeatable price point of just \$175,000, this property is a smart move for anyone looking to get into home ownership or grow their real estate portfolio. Contact your favourite REALTOR® to book a showing today!

Built in 1974

Essential Information

MLS® #	A2262957
Price	\$175,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,006



Acres	2.19
Year Built	1974
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	20, 1601 23 Street N
Subdivision	Park Meadows
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4K1

Amenities

Amenities	Snow Removal
Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Off Street, Assigned, Stall

Interior

Interior Features	No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Flat Torch Membrane, Metal
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
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Days on Market	2
Zoning	R-50

Listing Details

Listing Office	Onyx Realty Ltd.
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