

# \$399,000 - 533 23 Street S, Lethbridge

MLS® #A2258774

**\$399,000**

3 Bedroom, 2.00 Bathroom, 935 sqft

Residential on 0.14 Acres

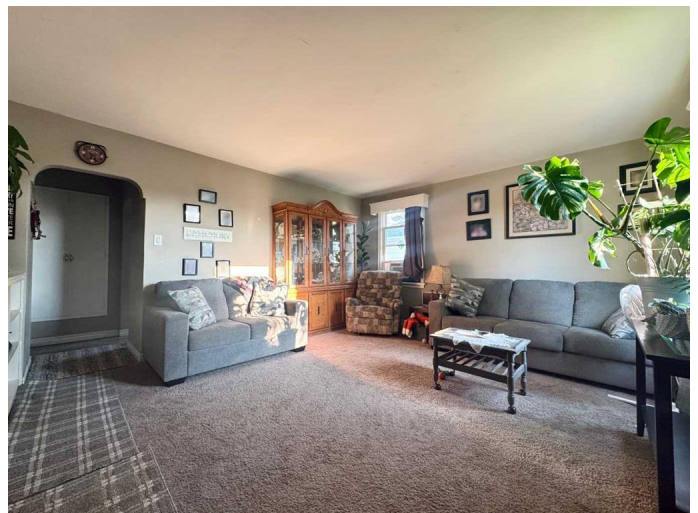
Glendale, Lethbridge, Alberta

Welcome to 533 23 Street S, a 3-bedroom bungalow in a desirable southside location. This income-generating property features a main floor with a bright living room, a functional kitchen and dining area, two bedrooms including the primary, and a full 4-pc bathroom. The basement is complete with one bedroom, a family room, a second kitchenette, and an additional 3-piece bathroom. Outside, a newly built double detached garage and a spacious backyard provide plenty of room for parking, storage, and outdoor enjoyment. New shingles were installed in August 2025 on the house, garage, and shed, giving peace of mind for years to come. With its convenient location close to schools, parks, and everyday amenities, this property combines comfort and flexibility, offering a turnkey rental opportunity or a smart long-term investment. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.

Built in 1950

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2258774  |
| Price          | \$399,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 935       |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1950        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 533 23 Street S |
| Subdivision | Glendale        |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1J 3M9         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |
| Has Pool       | Yes                    |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Laminate Counters                                 |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard |
| Roof              | Asphalt Shingle                            |
| Construction      | Wood Frame, Wood Siding                    |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 9                    |
| Zoning         | R-L                  |

**Listing Details**

Listing Office                      Royal LePage South Country - Lethbridge

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