

# **\$595,000 - 2512 23 Street S, Lethbridge**

MLS® #A2238072

## **\$595,000**

5 Bedroom, 3.00 Bathroom, 1,836 sqft  
Residential on 0.12 Acres

Tudor Estates, Lethbridge, Alberta

This 2 Story home is located in the desirable neighborhood of Tudor Estates. It is a two-story residence with five bedrooms and 2 1/2 bathrooms.

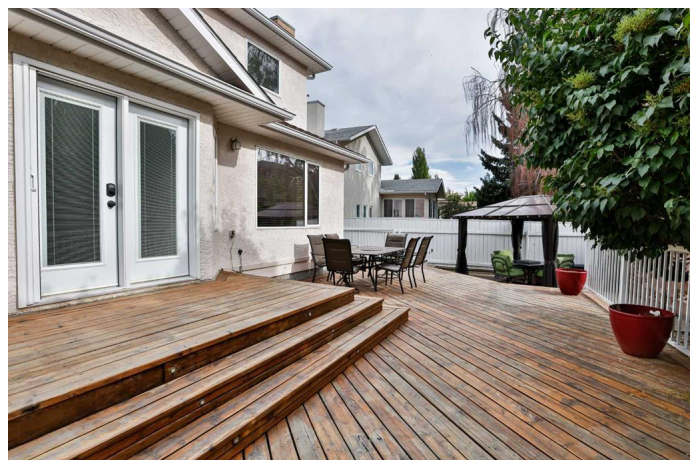
Many updates have been made to the home, including a new roof installed in 2014, a new hot water tank in 2019, new quartz countertops, a backsplash, and freshly painted cabinets. Additionally, there are new doors, baseboards, and casing to provide a modern feel.

The main floor features two large living spaces, perfect for large families to spread out or even to create a formal dining room. The living room at the back of the home comes with a gas fireplace.

The main floor also includes a half bath and a laundry room.

There is a large deck that extends wider than the width of the home across the back, along with a small concrete patio area complete with a gas line for your barbecue, a pergola, and a shed in the backyard. Underground sprinklers enhance the front and back yards.

The second floor consists of three bedrooms, one of which has been converted into a walk-in closet but could easily be converted back into a bedroom. The primary bedroom is spacious and includes a fantastic ensuite



bathroom featuring new quartz countertops, a soaker tub, and a three-foot shower, along with an adjoining walk-in closet.

The basement is designed as a perfect man cave, and if your colors are black and yellow, your decor can match the walls and the sleek black pool table that will be left with the home. The basement also has a large mechanical room that is undeveloped, and there is a rough-in for a future bathroom, as well as two additional bedrooms.

The garage is finished with an epoxy floor and equipped with an electric heater.

You will love the location of this home, as it is tucked away in a quiet cul-de-sac, just minutes from all the action in the south!

Built in 1995

**Essential Information**

MLS® #	A2238072
Price	\$595,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,836
Acres	0.12
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2512 23 Street S
Subdivision	Tudor Estates

City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6K2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Zoning	R-L

### Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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