

1917 23rd Street N  
Lethbridge, Alberta

MLS # A2276595



# \$685,000

Division:	Park Meadows		
Type:	Multi-Family/4 plex		
Style:	Bi-Level		
Size:	1,936 sq.ft.	Age:	1973 (53 yrs old)
Beds:	-	Baths:	-
Garage:	On Street		
Lot Size:	0.18 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-60
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** 4 fridges, 4 stoves, 4 washers 4 dryers

Well-maintained 4-plex located in the city of Lethbridge, a stable and growing regional centre with a population of approximately 120,000. The city benefits from a strong economic base, supported by a university, a college, a regional hospital, and robust agriculture and livestock industries &mdash; all of which contribute to steady rental demand. This property features four spacious 3-bedroom units, each with a functional layout, private balcony, and access to a fenced yard. All units are currently rented, demonstrating strong tenant demand and low vacancy risk. With its solid condition, desirable unit mix, and location in a consistently growing market, this 4-plex offers investors a reliable income stream and long-term value stability. The property backs onto the Park Meadow School yard and is conveniently located near the industrial park.