

**2110 20 Street S**  
**Lethbridge, Alberta**

**MLS # A2226172**



**\$459,900**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped		

**Heating:** Forced Air

**Floors:** Laminate, Linoleum

**Roof:** Metal

**Basement:** Separate/Exterior Entry, Finished, Full, Suite

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Fridges (2), built-in wall oven, built-in microwave, dishwasher, stove (down), washer, dryer, window coverings, garage door opener, a/c unit

Beautifully remodeled 3-bedroom bungalow with an (illegal) 2-bedroom basement suite, ideally located right across from Agnes Davidson Elementary and just steps from the Sugar Bowl. The main floor features a stunning updated kitchen with concrete countertops, custom cabinetry, a central island with custom range hood, and stainless-steel appliances. Vinyl plank flooring, PVC windows, a high-efficiency furnace, and a newer 24x24 double garage with built-in workbenches add to the appeal. Downstairs, you'll find a large, shared laundry area that leads into a 2-bedroom basement suite, currently rented by a young couple with a newborn. Outside, enjoy a private backyard with a custom concrete patio surrounding a fire pit and a newer back fence. The front yard offers a spacious deck and driveway, both finished with a mix of concrete textures including exposed aggregate. Extras include central air conditioning and all appliances. This is a rare opportunity in one of Lethbridge's most sought-after neighbourhoods — a must-see to truly appreciate the value and potential, Call your Realtor® today!