

**140 20 Street N**  
**Lethbridge, Alberta**

**MLS # A2255867**



**\$289,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Westminster            |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 819 sq.ft.             | <b>Age:</b>   | 1930 (95 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                   |

|                    |                 |                   |        |
|--------------------|-----------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | None            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding    | <b>Zoning:</b>    | R-L(W) |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Storage         |                   |        |

**Inclusions:** NA

This renovated home is move-in ready with everything already done for you. Featuring 2 bedrooms and 1 full 4-piece bathroom, it offers an open-concept dining and living room. Updates include a roof (approx. 5 years old), newer furnace, newer hot water tank, updated windows, new flooring, plus a new kitchen and bathroom. The property is fully fenced and includes a backyard space and a double detached garage for vehicles, storage, or projects. An excellent opportunity to own a home with everything ready for you.