

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

**MLS # A2283671**



**\$275,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	1930 (96 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

Immediate possession available. This home has been thoughtfully renovated and is move-in ready, with the major updates already completed. Offering 2 bedrooms and a full 4-piece bathroom, the layout features an open and inviting living and dining area that feels both functional and comfortable. Improvements include a roof (approximately 5 years old), newer furnace and hot water tank, updated windows, new flooring throughout, and an updated kitchen and bathroom. The property offers a backyard space to enjoy, along with a detached double garage—ideal for parking, storage, or projects. A great opportunity to own a well-cared-for home where the work is done and you can simply move in and enjoy.