

507 20 Street N
Lethbridge, Alberta

MLS # A2284197



\$444,900

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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Westminster | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,015 sq.ft. | Age: | 1954 (72 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Off Street, Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Interior Lot, Landscaped | | |

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|--------------------|--|-------------------|---------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-L(W)P |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Wood Windows | | |

Inclusions: fridge(2), stove (2), dishwasher, OTR microwave(2), washer, dryer, stackable washer/dryer, a/c unit, window coverings

You will not want to miss the renovated suited (illegal) home in a great Northside neighbourhood. This home offers a main floor unit with 2 bedrooms, 4 piece bathroom open concept living, nook and kitchen and its own en-suite laundry. The newly renovated basement unit, with its own entrance, has 2 bedrooms with egress windows, 4 piece bathroom, bright open concept living, nook and kitchen and its own laundry room. This property has zoned heating for temperature control for upper and lower units. Home had a complete reno 10 years ago with most recent renos to the basement, new shingles on house, brand new drainage system and sump pump install. Good sized lot with single detached garage at back and lots of extra parking.