

**2409 20 Street N**  
**Lethbridge, Alberta**

**MLS # A2298033**



**\$499,900**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Carport, Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Separate Entrance		

**Inclusions:** Fridge, Stove, Hood Fan, Microwave, Dishwasher, 2 x Washer, Dryer, Freezer, 3 x Heavy Duty Shelving Units, In Shed: Hoses

Welcome to 2409 20 Street N, a well-maintained bi-level home on a large, mature lot in a family-friendly northside neighbourhood, backing onto Vista Park. With no neighbours directly to the north and green space just outside your backyard, this property offers a unique park-side setting with easy access to outdoor space, along with a carport that helps keep vehicles sheltered from snow and frost. Offering 4 bedrooms and 3 bathrooms, this home provides a functional layout with plenty of space for comfortable living. The main floor features a bright living room with a fireplace and formal dining area, a kitchen and dining room, a spacious family room, a 4-piece bathroom, and a primary bedroom with a 3-piece ensuite bathroom and direct access to the back deck. The kitchen and bathrooms have seen updates over the years and the home shows well throughout. The fully developed basement includes a large family room with a fireplace, a laundry/utility room, 3 bedrooms, a 3-piece bathroom, and a separate back entrance. One of the standout features of the property is the large full-seating back deck, offering plenty of room for outdoor dining, hosting, and gatherings while enjoying the park-side setting. Located minutes from Sobeys, Walmart, and other northside amenities, this home offers space, practicality, and a desirable location. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.