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Love where you live.

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2301 20 Street N  
Lethbridge, Alberta

MLS # A2299140



**\$549,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,318 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Refined Parkside Living: A Masterpiece of Form and Function. Prepare to be captivated by this extensively reimagined residence, where every detail has been meticulously upgraded to offer a seamless blend of luxury and peace of mind. Backing directly onto the verdant expanse of Vista Park, this home offers a rare lifestyle of "move-in ready" sophistication in an unparalleled location. Architectural Integrity & Efficiency-From the moment you arrive, the new James Hardie siding signals a commitment to quality that continues throughout the home. This is a renovation that goes far beyond the surface: Mechanical Excellence: Updated with a 200-amp electrical panel, a new 50-gallon hot water tank, and a new 1-inch water supply line for modern reliability. Thermal Comfort: Enhanced energy efficiency via all-new windows and fresh blown-in attic insulation, ensuring a quiet and temperate sanctuary year-round. Technical Precision: All three bathrooms have been expertly rebuilt featuring Schluter-Ditra matting and professional-grade waterproofing systems for lasting durability. Thoughtful Interior Design The floor plan is a masterclass in versatility, offering a unique layout that caters to both grand entertaining and quiet privacy. Main-Floor Luxury: Live entirely on one level with rich engineered hardwood flooring and custom new blinds. The open-concept spaces transition effortlessly into intimate retreats. The Gourmet Heart: Experience a kitchen equipped with a suite of brand-new appliances, designed for the modern culinary enthusiast. Guest Sanctuary: The beautifully finished lower level provides ample room for family or visitors, featuring two full egress windows that allow natural light to pour in, erasing the "basement" feel. A Private Oasis Step outside to a yard that feels like an extension of the park itself. Manicured Grounds: The exterior has been revitalized with fresh

sod and the convenience of an underground sprinkler system in the front yard. Parkside Access: Enjoy the ultimate luxury of private gated access to Vista Park. Whether it's a morning stroll or an evening sunset, the park is effectively your own extended backyard. This is more than a renovation; it is a total transformation of a property into a modern estate. With its unique layout and "new-build" feel, it represents a singular opportunity for the discerning buyer.