



Anne French  
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2618 20 Avenue S  
Lethbridge, Alberta

MLS # A2299265



**\$399,900**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** fridge, stove., dishwasher, hood fan, window coverings, a/c unit

This well-constructed Bartel-built bungalow is ideally located near shopping, restaurants, The Movie Mill, and directly across from parks and a green strip. Lovingly maintained by the current owner, the home offers three bedrooms (two up), including an exceptionally large primary suite, along with two full bathrooms. The spacious main floor is complemented by a fully developed basement, providing additional living space highlighted by a large family room with a corner gas fireplace. Outside, you’ll appreciate ample parking with a covered carport leading to an enclosed workshop, plus a fully landscaped and fenced 50 X 110 lot that’s ideal for families, pets, entertaining, or hobbies. A separate side entrance offers potential for a future (illegal) basement suite. Recent updates include some PVC windows, upgraded furnace and hot water tank, laminate flooring, fresh paint, and central air conditioning. With rear lane access and possible room to add a detached garage, this home presents excellent long-term value. Bring your own design ideas to the kitchen and bathrooms and make this green-strip property your own.