



Anne French
Your REALTOR®
Love where you live.

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406 20 Street N
Lethbridge, Alberta

MLS # A2301592



\$439,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Westminster | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,329 sq.ft. | Age: | 1955 (71 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Landscaped, Private, See Remarks, Street Lighting | | |

| | | | |
|--------------------|----------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-L(W) |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Kitchen Island, Pantry, Primary Downstairs, See Remarks, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Window A/C, Basement Fridge, All Window Coverings, Garage Door Opener + 1 Control, Bar Stools, Security System (not activated)

What a great opportunity to own this 5 bedroom, 2 bathroom bungalow within walking distance to two schools & Westminster pool! Situated on a large corner lot, this property features hardwood flooring, an electric fireplace in the living room, a spacious dining nook and kitchen with pantry & Island. There are two large bedrooms on the main floor along with a four piece bath and a whole home cooling fan. There is a separate side entrance and a basement SUMMER KITCHEN! This one could easily be suited with its common laundry area and additional washer hookups in the summer kitchen. The basement has a large family room and three more spacious bedrooms including the current primary bedroom with 3-piece ensuite. Updates over the years include windows, doors, and the vinyl siding. The shingles were re-done in 2010 and half were replaced again in 2021. An extra large (24 x 14) single attached garage, some new fencing along with some brick fencing and RV parking help complete this package! Do not miss out on this one!