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1406 20 Avenue N  
Lethbridge, Alberta

MLS # A2305865



**\$339,900**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** 2 wardrobes in basement bedroom, 2 freezers, window coverings, garage remote and control

Affordable single-family home in a quiet Lethbridge neighbourhood, within walking distance to Winston Churchill High School, parks and shopping. This home offers 3 bedrooms, 2 bathrooms, and two living areas—perfect for families or those needing extra space. The main floor features an updated kitchen, vinyl flooring and a large dining room with a cozy gas fireplace. Enjoy year round comfort with central A/C and the added benefit of a newer furnace. Outside, you’ll find a detached double car garage, a large yard with back lane access, and a cement patio—ideal for relaxing or entertaining. The home also features an updated roof, giving added peace of mind.