

**2006 20 Street N  
Lethbridge, Alberta**

**MLS # A2309476**



**\$425,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Separate Entrance, Storage		

**Inclusions:** Fridge x2, Stove, Dishwasher, Washer/Dryer, Garage door opener, Window coverings/blinds

Bright, welcoming, and packed with thoughtful updates &mdash; this 4 bedroom, 2 bathroom bi-level offers the kind of space and functionality buyers are searching for. Over the past 10 years, this home has seen numerous improvements, giving you peace of mind while still feeling warm and inviting the moment you walk in. The main floor is filled with natural light and offers a practical layout perfect for both everyday living and entertaining. Outside, you’ll love the large fenced yard &mdash; ideal for kids, pets, gardening, or simply enjoying your own private outdoor space. The partially covered deck creates the perfect setting for summer evenings spent BBQing, relaxing, and hosting friends while overlooking the yard. For those needing extra parking, storage, or workspace, the 22x24 double detached garage is a standout feature &mdash; heated, insulated, and complete with built-in shelving and a work bench. Downstairs, the basement offers incredible flexibility with a separate walk-up entry, an updated bathroom, and the potential for a true 5th bedroom with only the addition of a door. Whether you need more family space, a guest room, home office, or future suite potential, the setup is already there. Major updates include the roof (2015), A/C (2017), hot water tank (2018), furnace (2019), front window (2020), back door and garage shingles (2021), kitchen island (2022), sod (2023), and a brand new deck in 2025 &mdash; showing the care and pride of ownership throughout.