



Anne French
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2011 20 Street N
Lethbridge, Alberta

MLS # A2315644



\$320,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	938 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Separate Entrance		

Inclusions: Fridge, Stove, Portable dishwasher, all window coverings, deep freeze in basement, washer and dryer.

Welcome to 2011 20th Street North – a fantastic opportunity for first-time buyers, investors, or anyone looking to build some sweat equity! This solid home offers 2 bedrooms upstairs and 1 additional bedroom in the basement, along with a 4-piece bathroom on the main floor and a 3-piece bathroom downstairs. The remainder of the basement is undeveloped, providing endless potential for future development to suit your needs and vision. Most of the home remains in its original condition, giving buyers the chance to update and personalize over time. Several windows have already been replaced, and new vinyl plank flooring has been installed throughout most of the main floor, adding a fresh modern touch. The tar and gravel roof has been well maintained with regular maintenance. Outside, you’ll find a large backyard backing onto an alley, with room to build a big garage, complete with a huge garden area and mature fruit trees – perfect for gardeners, families, or anyone who enjoys outdoor space. Conveniently located close to schools, shopping, and parks, this property combines great location with incredible potential. Whether you’re looking for your first home or a project with upside, this home is packed with possibilities!