



Anne French
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1133 20 Street S
Lethbridge, Alberta

MLS # A2316511



\$389,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	1952 (74 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings

Welcome to this well-maintained home in a mature, established neighbourhood conveniently located close to schools, the hospital, parks, and everyday amenities. Pride of ownership is evident throughout, with numerous updates completed over the years to enhance comfort and functionality. A bright and inviting three-season sunroom provides the perfect space to enjoy morning coffee, entertain guests, or relax while overlooking the yard. The property also features two single garages—one ideal for vehicle parking and the second offering excellent workshop space, storage, or room for hobbies and projects. This property presents an excellent opportunity for buyers seeking a solid home in a desirable location with plenty of potential. The seller is aware that the roof will require replacement and that the home is serviced by a 60-amp electrical panel. These factors have been thoughtfully reflected in the asking price, creating exceptional value for the next owner. A great opportunity to purchase a well-cared-for home in one of the city's most established neighbourhoods.