



Anne French  
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520 20 Street S  
Lethbridge, Alberta

MLS # A2316618



**\$404,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** garage opener and control

Large bungalow in a fantastic Victoria Park neighbourhood. Close proximity to ALL amenities and schools. Fully developed. Impressive curb appeal with all brick exterior, a rarity to find now. This home is ultra quiet inside with literally no wind noise, ever! New roof in 2025. Updated pvc windows. Very nice interior with curved walls, archways throughout and other tasteful design elements from the period. 2 bedrooms up with the primary (which was once 2 bedrooms) spanning an impressive 20' long. The kitchen has been modernized with new paint, quartz counters and convection stove. This home is 1120 sq ft on the main and the difference can surely be felt as it has a true family sized living room and an additional dining room PLUS dining nook. Carpets were replaced upstairs and down. Completely repainted in 2024. The basement has tons of storage with a huge, bright family room with wood burning fireplace. Basement bedroom is bright with 2 large windows. Tucked away is a small wet bar with sink, stove and new flooring. Out back you'll find a large 26' by 20' insulated garage with gas already run. Newer garage door and opener on the one side also. Rear off street parking. This home represents a tremendous value as it sits on a huge lot, with large square footage, in a PRIME Southside neighbourhood.