

3806 20 Avenue S
Lethbridge, Alberta

MLS # A2328283



\$599,900

Division:	Redwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,403 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: Fridge X 2, Stove X 2, dishwasher X 2, washer X 2, dryer X 2, all window coverings, garage door opener and remote(s)

Exceptional value on the south side of Lethbridge! This meticulously maintained 5-bedroom, 2.5-bathroom home offers incredible flexibility with extensive updates throughout and is perfectly situated in a central location close to schools, parks, shopping, and all amenities! The beautifully renovated main floor features a stunning new kitchen with gorgeous quartz countertops, modern finishes, and luxury vinyl flooring, while the spacious living room is warmed by a cozy wood-burning fireplace! The main level also offers three bedrooms, including a generous primary suite complete with its own 2-piece ensuite. Downstairs, you'll find a walkout basement with a non-approved basement suite offering fantastic income potential or the perfect setup for multi-generational living, complete with its own wood-burning fireplace and a separate fenced entrance for added privacy! Outside, you'll fall in love with the beautifully landscaped front and backyard featuring mature trees, colourful perennials, vibrant flowers, a designated garden area, and a fully fenced yard that's perfect for enjoying the outdoors! The double attached garage, back alley access with a gate for RV or boat parking, durable torch-down membrane roof, and obvious pride of ownership throughout make this move-in-ready property one you won't want to miss! Call your REALTOR and book your showing today!!