

2610 20 Avenue S
Lethbridge, Alberta

MLS # A2336741



\$468,900

Division:	Redwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1964 (62 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Location, comfort and outdoor living come together at 2610 20 Avenue S! Situated in the quiet and established Agnes Davidson neighbourhood, this home overlooks a park and playground and offers convenient access to Wholesale Club, Movie Mill, Costco, Real Canadian Superstore, Lethbridge Polytechnic, schools and everyday amenities. Inside, the home provides comfortable family living with five bedrooms, 2 bathrooms, brand-new main-floor flooring, central air conditioning and convenient main-floor laundry. The developed basement offers two bedrooms, a spacious family room, a bathroom and kitchen rough-in, providing flexible space for a growing or multi-generational family. Step outside and enjoy the beautiful, fully fenced backyard with a retractable-roof patio—an inviting place to relax, entertain or spend time with family. Valuable improvements include a new hot water tank in 2025, an updated main-floor bathroom, newer windows and a roof completed in 2013. An oversized single attached garage, carport and large concrete parking area provide exceptional parking. Vacant and ready for quick possession!*****Attention: Brand new kitchen in the basement will be completed within 2 weeks.*****