

**2010 20th Street N
Lethbridge, Alberta**

MLS # A2340458



\$395,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,167 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped, Treed		

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

Inclusions: Underground Sprinklers

This distinctive bi-level offers plenty of space for a growing family, with five bedrooms, two bathrooms and a large fenced yard! The A-frame design over the front entry gives the home character and sets it apart from the typical bi-level. Upstairs, a large living-room window fills the space with natural light. The main floor also features two generous bedrooms and a spacious kitchen with plenty of storage and an adjoining dining area. Just off the hallway near the kitchen is access to the covered-in deck—a comfortable spot to enjoy throughout much of the year. The developed lower level benefits from large windows and offers three additional bedrooms, a three-piece bathroom, a spacious family room and a convenient mudroom/utility room with direct access to the backyard. Outside, the 57' x 110' lot includes back-alley access, a super-single garage, an extra-long driveway and a fenced backyard filled with fruit trees, shrubs and garden spaces. Make some memories and gather around the firepit for relaxed evenings with family and friends! Central air conditioning and underground sprinklers in the backyard add everyday comfort and convenience. Located in a quiet North Lethbridge neighbourhood close to elementary and high schools, public transit and nearby shopping.