



Anne French
Your REALTOR®
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403-894-9537
anne@locknkeyrealty.ca

1602 20 Avenue N
Lethbridge, Alberta

MLS # A2175473



\$375,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,100 sq.ft.	Age:	1977 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Carport		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Window Coverings, Central AC

Step inside this charming 1,100 sq. ft. bi-level home, set in a peaceful and friendly neighborhood. The community here is truly welcoming, making it a great place to settle in. The home has seen some fantastic updates, including new windows, a roof replacement in 2022, upgraded eavestroughs and more! With 4 bedrooms and 2.5 bathrooms, this home has room for the whole family. The main floor has a bright, open feel, while the lower level features a cozy living room complete with a wood-burning fireplace—ideal for family nights in. Enjoy new kitchen appliances, updated window coverings, and central AC to keep things cool in the summer. The big backyard is perfect for BBQs, playtime, or simply unwinding after a long day. There is a front carport which adds a touch of convenience for easy parking. If you've been looking for an affordable family home, this is the one for you! Please try to give 24 hours notice for showings. Owner has to take the dog out.