



Anne French
Your REALTOR®
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2002 20 Avenue S
Lethbridge, Alberta

MLS # A2175895



\$495,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,434 sq.ft.	Age:	1969 (55 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Greenbelt, Lan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage		

Inclusions: Fridge, Stove, Dishwasher, Central A/C, Garage door opener and 1 control

What a great home for a growing family! Not only is this home ideally located on the South Side, and on a green strip, but it also backs onto an elementary school; is a stones throw from the Sugar Bowl and a short walk to the VisitLethbridge Arena, Costco, restaurants, shopping and so much more! This spacious home has a great floor plan with 5 bedrooms, an incredible main floor dinette (can seat over 12 people) and is loaded with recent updates. Most importantly new roofing in 2023, Furnace in 2021, 60 gallon hot water tank in 2021, Most windows in 2022-2024 (triple pane low E) many baseboards, trim and doors in 2022, Hardwood Flooring and carpet in 2021, bathroom renovations in 2021 and much more. You going to love how warm and inviting this home is. The yard is fully fenced and landscaped with a garden and patio. The home also boasts a oversized single car garage, central A/C and a conveniently located laundry area. Come check out this forever home and experience this amazing location.