



Anne French  
Your REALTOR®  
Love where you live.

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340 20 Street N  
Lethbridge, Alberta

MLS # A2177840



**\$225,000**

|                  |   |               |                    |
|------------------|---|---------------|--------------------|
| <b>Division:</b> | Westminster                               |               |                    |
| <b>Type:</b>     | Residential/House                         |               |                    |
| <b>Style:</b>    | Bungalow                                  |               |                    |
| <b>Size:</b>     | 839 sq.ft.                                | <b>Age:</b>   | 1912 (112 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Off Street, Single Garage Detached        |               |                    |
| <b>Lot Size:</b> | 0.12 Acre                                 |               |                    |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Standard Shaped Lot |               |                    |

|                    |                      |                   |        |
|--------------------|----------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle      | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | Crawl Space, Partial | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding         | <b>Zoning:</b>    | R-L(W) |
| <b>Foundation:</b> | Poured Concrete      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Skylight(s)          |                   |        |

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, blinds, shed (All appliances AS/IS, WHERE/IS)

A great starter bungalow on a quiet street! This cute home offers 2 bedrooms, a 4 piece bathroom, open living/dining/kitchen area that even boasts a skylight for extra natural light! There's main floor laundry in your rear mud room, a crawl space for extra storage and a nice deck out back for your BBQing! A rear detached garage adds to your parking options, along with a front tandem driveway! There's tons of amenities a mere few blocks away and arterial roads nearby to help get you around town quick!