



**GRASSROOTS**  
REALTY GROUP

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**2706 20 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2219569**



**\$445,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,161 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum, Vinyl
<b>Roof:</b>	Tar/Gravel
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Mixed, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this Beautiful six-bedroom residence, nestled on an expansive over 5,700 sqft lot in the heart of South Lethbridge's most desirable rental locale. Step inside to a sprawling living area that creates a warm and inviting atmosphere, perfect for family gatherings. The open-concept kitchen and dining space are designed for convenience and modern living. Three expansive bedrooms on this level ensure comfort without feeling cramped, complemented by a well-appointed bathroom. Most of the home features durable and easy-to-maintain linoleum and vinyl plank flooring. Venture to the separate illegal basement suite where you'll find three spacious bedrooms and another well-appointed bathroom, along with its own kitchen-ideal for extended family or rental opportunities. Each level boasts its own laundry facilities for added convenience. The property includes a one-car garage and carport, providing over four parking spaces. Suited homes like this are a rare find, presenting an exceptional opportunity for both first-time buyers and investors aiming to enhance their rental portfolios. Property located merely five minutes from Lethbridge Polytechnic College and shopping areas. Directly across from a spacious park and playground, this home provides easy access to everyday conveniences, including gyms, convenience stores, and restaurants, all within walking distance. Situated in a quiet, clean, and green neighborhood. Don't miss out on the chance to call this stunning property your home: Schedule a showing today with your REALTOR and envision the endless possibilities that await you!