



**GRASSROOTS**  
REALTY GROUP

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**132 20 Street N**  
**Lethbridge, Alberta**

**MLS # A2219995**



**\$239,900**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	730 sq.ft.	<b>Age:</b>	1936 (89 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Gravel Driveway, Insulated, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** One remote for garage door opener

This cute two bedroom starter home is a "must See" that has had several updates over the years. Walking distance to Westminster Elementary School and Immanuel Christian Elementary School. Close to public transportation. Most recently a new roof was done on the house in 2021 and partially to the garage. New overhead door opener (2021) in the garage which is now insulated, and drywalled. New deck. Call your favourite REALTOR and check it out.