



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**544 20 Street N**  
**Lethbridge, Alberta**

**MLS # A2220660**



**\$389,850**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L(W)P
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Wet Bar		

**Inclusions:** N/A

Turnkey Beauty on a Massive Corner Lot! Welcome to this fantastic 5-bedroom, 2-bathroom home sitting proudly on a massive 63 ft. corner lot—offering incredible space, street appeal, and updates throughout! From the moment you arrive, you'll be impressed by the fresh exterior featuring durable and stylish Hardie-plank siding that adds a modern touch to this charming home. Step inside and be greeted by beautifully refinished hardwood floors, new paint, updated trim, doors, and fresh carpet—every detail has been thoughtfully redone. The main floor features three spacious bedrooms and a bright, functional kitchen complete with granite countertops, perfect for everyday cooking and entertaining alike. Downstairs, the updates continue with a fully renovated lower level boasting two more bedrooms, a sleek full bathroom, a cozy family room, and a stunning bar area finished with quartz countertops. Whether you're hosting guests or looking for room to grow, this layout offers flexibility and comfort. The home also includes a newer furnace and hot water tank, giving you peace of mind for years to come. With room on the lot for a future garage, this property has it all—style, size, and potential. Don't miss your chance to own a beautifully updated, move-in-ready home in a prime corner location.