



GRASSROOTS
REALTY GROUP

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2110 20 Street S
Lethbridge, Alberta

MLS # A2226172



\$459,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,122 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Metal

Basement: Separate/Exterior Entry, Finished, Full, Suite

Exterior: Stucco

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridges (2), built-in wall oven, built-in microwave, dishwasher, stove (down), washer, dryer, window coverings, garage door opener, a/c unit

Beautifully remodeled 3-bedroom bungalow with an (illegal) 2-bedroom basement suite, ideally located right across from Agnes Davidson Elementary and just steps from the Sugar Bowl. The main floor features a stunning updated kitchen with concrete countertops, custom cabinetry, a central island with custom range hood, and stainless-steel appliances. Vinyl plank flooring, PVC windows, a high-efficiency furnace, and a newer 24x24 double garage with built-in workbenches add to the appeal. Downstairs, you'll find a large, shared laundry area that leads into a 2-bedroom basement suite, currently rented by a young couple with a newborn. Outside, enjoy a private backyard with a custom concrete patio surrounding a fire pit and a newer back fence. The front yard offers a spacious deck and driveway, both finished with a mix of concrete textures including exposed aggregate. Extras include central air conditioning and all appliances. This is a rare opportunity in one of Lethbridge's most sought-after neighbourhoods — a must-see to truly appreciate the value and potential, Call your Realtor® today!