



GRASSROOTS
REALTY GROUP

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**947 20th Street S
Lethbridge, Alberta**

MLS # A2251292



\$389,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	805 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, stove, washer, dryer, blinds, central air conditioning, garage door opener and 1 remote, wall mounted fireplace(as is), underground sprinklers

This charming 805 sq ft bungalow offers a rare blend of character and modern convenience in a highly desirable south side location near the hospital. With 3 bedrooms total, 2 bathrooms, and a 14' x 24' detached garage plus a long driveway, it's perfect for families or professionals. Over the past 13 years, the home has seen extensive upgrades including a new roof, siding, windows, doors, furnace, central air, electrical, and stunning quartz countertops in the kitchen. The original hardwood has been beautifully refinished, complemented by updated kitchen flooring and a full suite of new appliances added in 2021. Step outside into your own private, park-like oasis complete with underground sprinklers for easy maintenance & an impeccably landscaped backyard that feels like a retreat. This is a move-in-ready gem in a vibrant neighborhood that truly has it all.