



GRASSROOTS
REALTY GROUP

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

2122 20 Avenue S
Lethbridge, Alberta

MLS # A2266041



\$545,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,204 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Attached Carport, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, No Neighbours Behind, Private, V		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s)		

Inclusions: Security cameras

Welcome to this beautifully maintained home that truly stands out for its exceptional care and quality. With 1203 Sq. ft. on the main level, this residence features a bright, inviting layout with stunning maple kitchen cabinetry, granite countertops, and a lovely dining area that looks out onto a peaceful garden space at rear. There are three bedrooms on the main level. The spacious primary suite includes a two-piece ensuite and built in storage. The second bedroom, currently used as an office enjoys a serene view of the green space behind the home, while the third bedroom serves as a tranquil ZEN room- perfect for yoga, reading, or quiet reflection. The lower level offers a large family room with cozy fireplace and an open welcoming feel. Downstairs, you'll also find a functional guest bedroom, a three piece bathroom, and an additional room currently set up as a music studio for violin lessons. The laundry area includes extra custom storage for added convenience. Recent updates include a new roof and a recently built garage with exceptional attention to detail. Enjoy the beautiful front views of open green space with walking distance and easy access to the river bottom and biking trails. A truly special home in an outstanding South Lethbridge location - you won't find one better maintained than this!