



GRASSROOTS
REALTY GROUP

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815 20 Street S
Lethbridge, Alberta

MLS # A2274776



\$334,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	819 sq.ft.	Age:	1949 (76 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Other
Foundation:	Poured Concrete
Features:	Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: central vac + attachments, A/C, window coverings and hardware, hot tub, cast iron stove (patio), gas BBQ, workbench in garage, laundry cupboards, 3 sheds (all 3 are as is/where is) + wood storage box (as is/where is)

If you've been waiting and waiting patiently for your perfect first home, here she is! This bungalow is not only adorable, it is comfortable and move-in ready! Your spacious living room and dining room boast hardwood floors and French doors between. Down the hall is a super-functional u-shaped kitchen with a bay window facing onto the backyard. Along the hall is a bright, renovated 4-piece bath with extra built-in storage. And back to the front of the house is the primary bedroom. Downstairs is finished and cozy, offering a large family room that can be used a multitude of ways (including sitting by the fireplace!), a 3-piece bath, second bedroom (may not meet egress), and large utility room for laundry and storage. Outside there is tons of extra parking + a single detached garage. And while it may be cold outside now, start making summer plans! You'll want to entertain in the huge backyard with covered patio. This home has been dearly loved by its owners over the years--now it's your turn to move in and love it too!