



**GRASSROOTS**  
REALTY GROUP

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

**4013 20 Avenue S  
Lethbridge, Alberta**

**MLS # A2282992**



**\$404,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Redwood                               |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | Bungalow                              |               |                   |
| <b>Size:</b>     | 1,256 sq.ft.                          | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 4                                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Attached Carport, Off Street          |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, City Lot, Front Yard, Lawn |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Flat Torch Membrane                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Laminate Counters, Separate Entrance, Storage |                   |     |

**Inclusions:** fridge x2, stove x2, washer, dryer, air conditioning, trash compactor as is, dishwasher, window coverings

Welcome to this well-located home in the desirable Redwood neighbourhood, offering a central location close to shopping, parks, schools, banks, pharmacies, doctor's offices, and so many other everyday amenities! The main level features three bedrooms, including a good-sized primary bedroom with a convenient half-bath ensuite, as well as an additional full bathroom upstairs. Two of the main-floor bedrooms are equipped with Peka roll shutters, adding an extra layer of security, privacy, and energy efficiency. The kitchen is warm and inviting with real oak cabinetry and flows nicely into the main living area, where a cozy wood-burning fireplace with a gas assist adds character and comfort. Downstairs, you'll find a fourth bedroom, another full bathroom, and plenty of space with the easy potential to add an additional bedroom or even two, if desired. This home has seen several important updates, including a new furnace, central air conditioning, and a durable torch-down membrane roof. Outside, enjoy a spacious carport and a fully fenced backyard, perfect for relaxing or entertaining. Whether you're a first-time home buyer, an investor, or someone looking to downsize from a larger home, this property offers flexibility, value, and a fantastic location. Contact your REALTOR® today to book your showing and see the potential this Redwood home has to offer!