



GRASSROOTS
REALTY GROUP

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507 20 Street N
Lethbridge, Alberta

MLS # A2284197



\$444,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,015 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Interior Lot, Landscaped		

Heating: Forced Air

Floors: Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Wood Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L(W)P

Utilities: -

Inclusions: fridge(2), stove (2), dishwasher, OTR microwave(2), washer, dryer, stackable washer/dryer, a/c unit, window coverings

You will not want to miss the renovated suited (illegal) home in a great Northside neighbourhood. This home offers a main floor unit with 2 bedrooms, 4 piece bathroom open concept living, nook and kitchen and its own en-suite laundry. The newly renovated basement unit, with its own entrance, has 2 bedrooms with egress windows, 4 piece bathroom, bright open concept living, nook and kitchen and its own laundry room. This property has zoned heating for temperature control for upper and lower units. Home had a complete reno 10 years ago with most recent renos to the basement, new shingles on house, brand new drainage system and sump pump install. Good sized lot with single detached garage at back and lots of extra parking.