



**3623 20th Avenue S
Lethbridge, Alberta**

MLS # A2285319



\$399,000

Division:	Redwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,615 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Storage		

Inclusions: Bench in entry, shelving in storage room and rec room

Welcome to this spacious bungalow featuring a large, welcoming foyer-perfect for greeting family and guests with plenty of room for everyone to come inside comfortably. Located in a highly desirable area close to parks, shopping, restaurants, and professional services, this home offers incredible potential. The bright living room features beautiful hardwood floors, a charming wood-burning fireplace, and built-in bookshelves along one wall—creating a warm and inviting place to relax or entertain. Glass doors add character and allow natural light to flow through the space. A large dining room provides plenty of room for family gatherings and connects to a comfortable main floor family room area with hardwood floors and sun-filled south-facing windows, making it a perfect spot for everyday living. The main floor offers three bedrooms, including a primary bedroom with a convenient 2-piece ensuite. Downstairs, a spacious recreation room offers endless possibilities for family activities, hobbies, or a home theatre. This room also includes extensive shelving and two oversized storage closets. There is a large 3-piece bathroom, and a roomy laundry/utility room. An additional unfinished storage area with built-in shelving provides even more room for organization or for future development. Important updates include paid-for solar panels installed approximately 16 months ago, a new hot water tank (January 2025), furnace replaced 4–5 years ago, shingles approximately 8–10 years old, and most windows have been updated. Outside, the large yard offers plenty of room for children and pets to play, with rear alley access and space for a future garage. With generous living space, paid solar panels & a fantastic location close to parks and amenities, this home offers a great opportunity to add you personal touches and make it truly your own!