



**2020 25th Avenue N
Lethbridge, Alberta**

MLS # A2286808



\$469,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,606 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: Refrigerator, Gas Stove, Dishwasher, Microwave, Washer/Dryer, Garburator, Humidifier, Central Vacuum/Attachments, Curtain Rods, Garage Door Open(s), Pool Equipment, Hot Tub, 2 Sheds in Backyard

Welcome to your own private retreat in the heart of the city. Backing onto a beautiful park and surrounded by mature trees, this property offers rare privacy and a true backyard escape — complete with an in-ground pool, hot tub, and space designed for both relaxation and entertaining. Whether you're hosting summer gatherings or enjoying quiet evenings under the trees, the setting feels more like a vacation than a backyard. Inside, the home offers an ideal layout for families with four spacious bedrooms upstairs and a fully developed basement providing additional living space for movie nights, a home gym, office, or guest area. The flexibility here makes it easy to adapt the home to your lifestyle. The single attached garage offers more than just parking — it could easily function as a workshop, creative studio, home gym, or even an entertainment space. With the basement already developed, there's exciting potential for a games room or arcade-style setup, making this property a great option for those considering an Airbnb opportunity. Located close to schools, parks, Sobeys, Original Joe's, Walmart, and other shopping amenities, you'll love the convenience of this neighbourhood while still enjoying the peaceful, private feel of backing onto green space. This is more than a home — it's a staycation lifestyle waiting for you.