



**GRASSROOTS**  
REALTY GROUP

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1801 20 Street N  
Lethbridge, Alberta

MLS # A2288273



**\$249,500**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	680 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Owned, RV Access/Parking, Side By Side, Stall		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Lawn, Other, Rectangular Lot,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Great entry-level home or a piece of your revenue portfolio! Many recent updates to this 2+1 bedroom, semi-detached home in a high-visibility location. Ideal for a home-based office or those on the go! Just steps from swimming pools, ice rinks, playgrounds, schools, bike paths, restaurants, and shopping. Updates over the years include most vinyl windows, forced-air furnace, counter tops, tile back splash, paint, and vinyl flooring. A little seasonal exterior work will make this a fantastic place to start.. Large corner lot with secured yard, rear parking and plenty of room for detached garage. Call your favorite REALTOR® to view!