



2301 20 Street N
Lethbridge, Alberta

MLS # A2299140



\$549,000

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|------------------|---|---------------|-------------------|
| Division: | Winston Churchill | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,318 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Irregular Lot | | |

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|--------------------|---|
| Heating: | Forced Air |
| Floors: | Ceramic Tile, Hardwood, Vinyl Plank |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Wood Frame |
| Foundation: | Poured Concrete |
| Features: | No Smoking Home, Quartz Counters, Vinyl Windows |

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|-------------------|-----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-L |
| Utilities: | - |

Inclusions: N/A

Refined Parkside Living: A Masterpiece of Form and Function. Prepare to be captivated by this extensively reimagined residence, where every detail has been meticulously upgraded to offer a seamless blend of luxury and peace of mind. Backing directly onto the verdant expanse of Vista Park, this home offers a rare lifestyle of "move-in ready" sophistication in an unparalleled location. Architectural Integrity & Efficiency-From the moment you arrive, the new James Hardie siding signals a commitment to quality that continues throughout the home. This is a renovation that goes far beyond the surface: Mechanical Excellence: Updated with a 200-amp electrical panel, a new 50-gallon hot water tank, and a new 1-inch water supply line for modern reliability. Thermal Comfort: Enhanced energy efficiency via all-new windows and fresh blown-in attic insulation, ensuring a quiet and temperate sanctuary year-round. Technical Precision: All three bathrooms have been expertly rebuilt featuring Schluter-Ditra matting and professional-grade waterproofing systems for lasting durability. Thoughtful Interior Design The floor plan is a masterclass in versatility, offering a unique layout that caters to both grand entertaining and quiet privacy. Main-Floor Luxury: Live entirely on one level with rich engineered hardwood flooring and custom new blinds. The open-concept spaces transition effortlessly into intimate retreats. The Gourmet Heart: Experience a kitchen equipped with a suite of brand-new appliances, designed for the modern culinary enthusiast. Guest Sanctuary: The beautifully finished lower level provides ample room for family or visitors, featuring two full egress windows that allow natural light to pour in, erasing the "basement" feel. A Private Oasis Step outside to a yard that feels like an extension of the park itself. Manicured Grounds: The exterior has been revitalized with fresh

sod and the convenience of an underground sprinkler system in the front yard. Parkside Access: Enjoy the ultimate luxury of private gated access to Vista Park. Whether it's a morning stroll or an evening sunset, the park is effectively your own extended backyard. This is more than a renovation; it is a total transformation of a property into a modern estate. With its unique layout and "new-build" feel, it represents a singular opportunity for the discerning buyer.