



406 20 Street N
Lethbridge, Alberta

MLS # A2301592



\$439,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,329 sq.ft.	Age:	1955 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Private, See Remarks, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Kitchen Island, Pantry, Primary Downstairs, See Remarks, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Window A/C, Basement Fridge, All Window Coverings, Garage Door Opener + 1 Control, Bar Stools, Security System (not activated)

What a great opportunity to own this large, 5 bedroom, 2 bathroom bungalow within walking distance to two schools & Westminster pool! Situated on a large corner lot, this property features hardwood flooring, an electric fireplace in the huge living room, a spacious dining nook and kitchen with pantry & Island. There is two large bedrooms on the main floor along with a four piece bath and a whole home cooling fan. There is a separate side entrance and a basement SUMMER KITCHEN! This one could easily be suited with its common laundry area and additional washer hookups in the summer kitchen. The basement has a large family room and three more spacious bedrooms including the current primary bedroom with 3-piece ensuite. Updates over the years include windows, doors, and the vinyl siding. The shingles were re-done in 2010 and half were replaced again in 2021. An extra large (24 x 14) single attached garage, some new fencing along with some brick fencing and RV parking help complete this package! Do not miss out on this one!