



3512 20 Avenue S
Lethbridge, Alberta

MLS # A2303321



\$349,900

Division:	Redwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	796 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, A/C, underground sprinklers

Well-maintained Southside location, half duplex offering a functional layout with 4 bedrooms and 2 full bathrooms. This home features bright, comfortable living spaces with ample cabinetry and storage throughout. The main bathroom has been updated with a modern tub/shower. Additional upgrades include a high-efficiency furnace and newer hot water tank. Window coverings are included, along with all appliances, making this property move-in ready. In the basement you will find 2 bedroom, full bathroom, laundry room and a great storage room. Outside, enjoy a fully fenced yard, large shed for extra storage, and a spacious parking pad for at least 3 vehicles with access from the paved alley. A great opportunity for first-time buyers, investors, or those seeking an affordable home with practical features.