



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1418 20 Street N
Lethbridge, Alberta

MLS # A2145141



\$334,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,310 sq.ft.	Age:	1969 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters

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

Inclusions: none

One family owned home. Great neighborhood, close to Stan Siwik Pool, Winston Churchill High School, Transportation. 3 main floor bedrooms with lots of upgrades over the years including Rolled Roof-12 years, metal fence, luxury vinyl flooring in kitchen, dining area, upgraded backsplash, countertops, sink, range hood all approximately 5 years; main bathroom updated 2024, furnace 5 years; 2023 stove, dishwasher, hood fan. Beautiful yard has large garden spot, garden shed, patio area off the carport. Basement kitchenette used for canning in the past, main floor laundry off side entrance, there is also washer hook up in basement storage room. Carpets have been cleaned and its ready for a new owner!