



4104 20 Avenue S
Lethbridge, Alberta

MLS # A2171335



\$349,900

Division:	Redwood		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	1,009 sq.ft.	Age:	1979 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Storage		

Inclusions: Fridge, stove, dishwasher, garburator, hood vent, washer, dryer, garage door opener (s), A/C unit

Welcome to your new home! This wonderfully maintained half duplex offers the perfect blend of comfort, style, and convenience. With 3 spacious bedrooms and 2 bathrooms, this property is ideal for families, first-time buyers, or anyone looking to enjoy a low-maintenance lifestyle in the vibrant Redwood subdivision community. The home has seen new vinyl plank flooring on the main level in the kitchen and living area, a brand new furnace and air conditioner as well as a new walk in shower on the main level. The lower level has a bedroom, laundry area with walk out entry and an expansive family room with gas fireplace. A large single detached garage with room for RV parking and a concrete patio is perfect for the low maintenance buyer. This half duplex is just minutes away from major shopping centres, restaurants and local pubs as well as the beautiful Henderson Lake area. Enjoy easy access to major highways for quick commutes to work or weekend adventures. This charming half duplex won't last long in today's competitive market! Schedule your private tour today and take the first step toward making this house your new home!