



1017 20 Street S
Lethbridge, Alberta

MLS # A2178995



\$339,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1954 (70 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport, Concrete Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R=L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Laminate Counters, Open Floorplan, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		

Inclusions: shed

OPPORTUNITY KNOCKS!!! Enjoy this bungalow home in desirable South Lethbridge close to the hospital in the neighbourhood of Victoria Park. Fully renovated on the main level including beautiful refinished hardwood floors, crown molding trim on ceilings, European kitchen with breakfast bar, under cabinet lighting, and stainless steel sink. Primary bedroom features a 3 piece ensuite and large walk-in closet. Secondary bedroom has an armoire, laundry, and door to deck out back. Basement is partially finished with framing and drywall for family room, 2 more bedrooms(with egress windows), a bathroom, an office, and has access via side entrance to the home on the main level. Roof shingles are 8 years old. Vinyl siding done in 2017. Windows, furnace and hot water tank in 2015. Large yard out back with Carport and concrete driveway parking for 3 cars with alley access. There is even a good size shed! Finish the basement in this home and potentially build some positive equity, or perhaps make it a suite to rent out?