

1410 20 Street N  
Lethbridge, Alberta

MLS # A2161213



## \$389,000

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,508 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Flat Torch Membrane

**Condo Fee:** -

**Basement:** Finished, Partial

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R-L

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar

**Inclusions:** 2 pergolas, Garden shed, Garage door opener and control

If location, space, functionality, appeal, and outdoor living are important to you, put this fantastic home on your list! Nicely situated within a short walk to all levels of schooling, Stan Siwik swimming pool / rec centre, tennis courts, baseball diamond, playgrounds, Adams, and Labour club ice arenas, as well as a neighbourhood convenience Mall and Seniors centre. The sprawling floor plan exceeds 1500 sq ft on the main level alone and is great for day-to-day living or for entertaining family and guests. Features include a spacious and inviting front entry area, large windows, solid maple kitchen cabinetry, plenty of counter space and storage, 3 main floor bedrooms, an ensuite bathroom in the primary bedroom as well as a convenient main-floor laundry area. One of your favorite places to relax and unwind will be the large main floor family room complete with French doors that open to the back deck and yard. Need more space? The lower level is developed and offers yet another family room, games room, 3 pc bathroom and plenty of storage. Exterior highlights include oversized deck spaces that are nicely sheltered offering privacy and appeal. 2 pergolas for shade, ample yard space, large trees, and a back lane complete the package. Additional perks include the double attached garage, torch-on roofing, central A/C, and all appliances. Don't wait. Call your Real Estate Professional today!