# \$445,000 - 2706 20 Avenue S, Lethbridge

MLS® #A2219569

# \$445,000

6 Bedroom, 2.00 Bathroom, 1,161 sqft Residential on 0.13 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to this Beautiful six-bedroom residence, nestled on an expansive over 5,700 sqft lot in the heart of South Lethbridge's most desirable rental locale. Step inside to a sprawling living area that creates a warm and inviting atmosphere, perfect for family gatherings. The open-concept kitchen and dining space are designed for convenience and modern living. Three expansive bedrooms on this level ensure comfort without feeling cramped, complemented by a well-appointed bathroom. Most of the home features durable and easy-to-maintain linoleum and vinyl plank flooring. Venture to the separate basement where you'll find three spacious bedrooms and another well-appointed bathroom, along with its own kitchen-ideal for extended family or rental opportunities. Each level boasts its own laundry facilities for added convenience. The property includes a one-car garage and carport, providing over four parking spaces. Suited homes like this are a rare find, presenting an exceptional opportunity for both first-time buyers and investors aiming to enhance their rental portfolios. Property located merely five minutes from Lethbridge Polytechnic College and shopping areas. Directly across from a spacious park and playground, this home provides easy access to everyday conveniences, including gyms, convenience stores, and restaurants, all within

walking distance. Situated in a quiet, clean, and green neighborhood. Don't miss out on







the chance to call this stunning property your home: Schedule a viewing today and envision the endless possibilities that await you!

#### Built in 1965

## **Essential Information**

MLS® # A2219569 Price \$445,000

Bedrooms 6
Bathrooms 2.00
Full Baths 2

Square Footage 1,161 Acres 0.13 Year Built 1965

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 2706 20 Avenue S Subdivision Agnes Davidson

City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1K1G7

#### **Amenities**

Parking Spaces 4

Parking Carport, Single Garage Attached

# of Garages 1

#### Interior

Interior Features No Animal Home, No Smoking Home, Separate Entrance, Storage

Appliances Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Lane, Landscaped, Lawn, Level, Private

Roof Tar/Gravel

Construction Brick, Mixed, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed May 9th, 2025

Days on Market 5

Zoning R-L

# **Listing Details**

Listing Office Initia Real Estate

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