



GRASSROOTS
REALTY GROUP

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2409 20 Street N
Lethbridge, Alberta

MLS # A2325229



\$472,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,432 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Carport, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: Fridge, Stove, Hood Fan, Microwave, Dishwasher, 2 x Washer, Dryer, Freezer, 3 x Heavy Duty Shelving Units, Hot Tub (as-is), In Shed: Hoses

Welcome to 2409 20 Street N, a well-maintained bi-level home on a large, mature lot in a family-friendly northside neighbourhood, backing onto Vista Park. With no neighbours directly to the north and green space just outside your backyard, this property offers a unique park-side setting with easy access to outdoor space, along with a carport that helps keep vehicles sheltered from snow and frost. Offering 4 bedrooms and 3 bathrooms, this home provides a functional layout with plenty of space for comfortable living. The main floor features a bright living room with a fireplace and formal dining area, a kitchen and dining room, a spacious family room, a 4-piece bathroom, and a primary bedroom with a 3-piece ensuite bathroom and direct access to the back deck. The kitchen and bathrooms have seen updates over the years and the home shows well throughout. The fully developed basement includes a large family room with a fireplace, a laundry/utility room, 3 bedrooms, a 3-piece bathroom, and a separate back entrance. One of the standout features of the property is the large full-seating back deck, offering plenty of room for outdoor dining, hosting, and gatherings while enjoying the park-side setting. Located minutes from Sobeys, Walmart, and other northside amenities, this home offers space, practicality, and a desirable location. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.