



**GRASSROOTS**  
REALTY GROUP

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3806 20 Avenue S  
Lethbridge, Alberta

MLS # A2328283



**\$599,900**

|           |                                                       |        |                   |
|-----------|-------------------------------------------------------|--------|-------------------|
| Division: | Redwood                                               |        |                   |
| Type:     | Residential/House                                     |        |                   |
| Style:    | Bi-Level                                              |        |                   |
| Size:     | 1,403 sq.ft.                                          | Age:   | 1978 (48 yrs old) |
| Beds:     | 5                                                     | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached, Driveway, Off Street          |        |                   |
| Lot Size: | 0.15 Acre                                             |        |                   |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Landscaped, Private |        |                   |

|             |                                 |            |     |
|-------------|---------------------------------|------------|-----|
| Heating:    | Forced Air                      | Water:     | -   |
| Floors:     | Carpet, Tile, Vinyl Plank       | Sewer:     | -   |
| Roof:       | Tar/Gravel                      | Condo Fee: | -   |
| Basement:   | Full                            | LLD:       | -   |
| Exterior:   | Brick, Metal Siding , Stucco    | Zoning:    | R-L |
| Foundation: | Poured Concrete                 | Utilities: | -   |
| Features:   | Kitchen Island, Quartz Counters |            |     |

**Inclusions:** Fridge X 2, Stove X 2, dishwasher X 2, washer X 2, dryer X 2, all window coverings, garage door opener and remote(s)

Exceptional value on the south side of Lethbridge! This meticulously maintained 5-bedroom, 2.5-bathroom home offers incredible flexibility with extensive updates throughout and is perfectly situated in a central location close to schools, parks, shopping, and all amenities! The beautifully renovated main floor features a stunning new kitchen with gorgeous quartz countertops, modern finishes, and luxury vinyl flooring, while the spacious living room is warmed by a cozy wood-burning fireplace! The main level also offers three bedrooms, including a generous primary suite complete with its own 2-piece ensuite. Downstairs, you'll find a walkout basement with a non-approved basement suite offering fantastic income potential or the perfect setup for multi-generational living, complete with its own wood-burning fireplace and a separate fenced entrance for added privacy! Outside, you'll fall in love with the beautifully landscaped front and backyard featuring mature trees, colourful perennials, vibrant flowers, a designated garden area, and a fully fenced yard that's perfect for enjoying the outdoors! The double attached garage, back alley access with a gate for RV or boat parking, durable torch-down membrane roof, and obvious pride of ownership throughout make this move-in-ready property one you won't want to miss! Call your REALTOR and book your showing today!!