



GRASSROOTS
REALTY GROUP

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931 20 Street S
Lethbridge, Alberta

MLS # A2330845



\$474,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating: Forced Air

Floors: Carpet, Hardwood, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Gas Stove, Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings and Blinds, Garage Door opener and Remote, Alarm Hardware, Water Conditioner

Well-maintained bungalow in a well treed ,prime southside location near the hospital. Step inside this bright and inviting home to find a spacious living room that flows seamlessly into the formal dining room, showcasing beautiful original hardwood floors throughout.. The generously sized kitchen offers an abundance of cabinetry for all your storage needs and features a charming built-in dinette table, perfect for casual meals. Down the hall, you'll find the primary bedroom, a second bedroom, and a full bathroom. The fully developed basement provides exceptional flexibility with a large multipurpose room that's ideal as a sewing or craft room, home gym, or could easily be converted into an additional bedroom. The lower level also includes a cozy office nook, a possible third bedroom with built-in shelving, a laundry area, and plenty of storage space. Situated on a desirable corner lot, the property features a beautiful spacious backyard complete with a deck, patio, and double detached garage—perfect for the greenthumb, relaxing or entertaining. Conveniently located just a few blocks from the hospital, Henderson Lake, and the many shopping, dining, and services along Mayor Magrath Drive, this home offers comfort, convenience, and outstanding potential.