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240 20 Street N
Lethbridge, Alberta

MLS # A2347565

$449,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,181 sq.ft.	**Age:**	1910 (116 yrs old)
Beds:	3	**Baths:**	2
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Faces Rear, Off S		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-L(W)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Blinds, 2 TV mounts, 4 outside cameras (2 are not hooked up), safe, Garage Door Opener with Control

Step into the character and charm of this wonderfully updated 1910 bungalow, offering approximately 1,180 square feet of comfortable main-floor living in a quiet North-side neighborhood. The main floor features two bedrooms, and 4-piece bathroom including a spacious primary bedroom with a walk-in closet. The inviting living room offers an electric fireplace, creating a cozy space to relax and unwind. The bright kitchen features a large island, stainless steel appliances, and a cozy dining area. Double doors off the kitchen open onto a wrap-around deck—perfect for morning coffee, entertaining, or enjoying the outdoors. The fully developed basement adds valuable living space with a third bedroom, 3-piece bathroom, and comfortable family room with direct access to the backyard through the walk-up basement. There is also plenty of additional storage space throughout. Outside, enjoy the fully fenced and landscaped backyard, complete with four exterior cameras. A detached heated garage, built just three years ago, provides excellent functionality with built-in shelving, a small office space, and its own electrical panel. Additional features include a newer furnace and central air conditioning. Full of character, functionality, and thoughtful updates, this charming bungalow offers comfortable living both inside and out, with the added convenience of a newer heated garage—all in a peaceful North-side location.

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