



**GRASSROOTS**  
REALTY GROUP

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447 20 Street N  
Lethbridge, Alberta

MLS # A2351584

**\$320,000**

|                  |                   |               |                    |
|------------------|-------------------|---------------|--------------------|
| <b>Division:</b> | Westminster       |               |                    |
| <b>Type:</b>     | Residential/House |               |                    |
| <b>Style:</b>    | 1 and Half Storey |               |                    |
| <b>Size:</b>     | 1,153 sq.ft.      | <b>Age:</b>   | 1910 (116 yrs old) |
| <b>Beds:</b>     | 3                 | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Off Street        |               |                    |
| <b>Lot Size:</b> | 0.11 Acre         |               |                    |
| <b>Lot Feat:</b> | Landscaped        |               |                    |

|                    |                        |                   |           |
|--------------------|------------------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air             | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Laminate, Tile | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt, Other         | <b>Condo Fee:</b> | -         |
| <b>Basement:</b>   | Partial                | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Wood Frame             | <b>Zoning:</b>    | R-L (W) P |
| <b>Foundation:</b> | Combination            | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Ceiling Fan(s)         |                   |           |

**Inclusions:** Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, All window coverings (except curtains in children's bedrooms), A/C Unit, Play structure (negotiable), Two sheds, Fire-pit

This wonderfully maintained one and a half storey classic, would make a perfect home for first time buyers, investors, or anyone looking to downsize. Located in the heart of Westminster, close to schools, parks and shopping, buyers will appreciate the pride of ownership evident throughout! Features include three bedrooms, a beautifully updated bathroom, huge backyard and numerous updates, including a newer fridge, stove, furnace, washer and dryer, paint, back-splash, light fixtures and carpet. The roof was replaced in 2017, and the upstairs windows are newer. Come see for yourself this lovely home. Call your REALTOR® today for a showing!