

# \$445,000 - 2706 20 Avenue S, Lethbridge

MLS® #A2219569

**\$445,000**

6 Bedroom, 2.00 Bathroom, 1,161 sqft

Residential on 0.13 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to this Beautiful six-bedroom residence, nestled on an expansive over 5,700 sqft lot in the heart of South Lethbridge's most desirable rental locale. Step inside to a sprawling living area that creates a warm and inviting atmosphere, perfect for family gatherings. The open-concept kitchen and dining space are designed for convenience and modern living. Three expansive bedrooms on this level ensure comfort without feeling cramped, complemented by a well-appointed bathroom. Most of the home features durable and easy-to-maintain linoleum and vinyl plank flooring. Venture to the separate illegal basement suite where you'll find three spacious bedrooms and another well-appointed bathroom, along with its own kitchen-ideal for extended family or rental opportunities. Each level boasts its own laundry facilities for added convenience. The property includes a one-car garage and carport, providing over four parking spaces. Suited homes like this are a rare find, presenting an exceptional opportunity for both first-time buyers and investors aiming to enhance their rental portfolios. Property located merely five minutes from Lethbridge Polytechnic College and shopping areas. Directly across from a spacious park and playground, this home provides easy access to everyday conveniences, including gyms, convenience stores, and restaurants, all within walking distance. Situated in a quiet, clean,



and green neighborhood. Don't miss out on the chance to call this stunning property your home: Schedule a showing today with your REALTOR and envision the endless possibilities that await you!

Built in 1965

### Essential Information

MLS® #	A2219569
Price	\$445,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,161
Acres	0.13
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2706 20 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K1G7

### Amenities

Parking Spaces	4
Parking	Single Garage Attached, Carport
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Storage
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Landscaped, Lawn, Level, Private
Roof	Tar/Gravel
Construction	Brick, Mixed, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	10
Zoning	R-L

## Listing Details

Listing Office	Initia Real Estate
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