

**715 20 Street S**  
**Lethbridge, Alberta**

**MLS # A2167996**



**\$325,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	1950 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Fridge, stove, dishwasher, range hood, blinds, shed

This bungalow is more than meets the eye! Original charm meets tasteful updates with 3 bedrooms, 2 bathrooms, a 3 season sunroom and more! The main floor boasts an open concept and great flow between the living, kitchen and dining areas that are adorned by warm hardwood floors. 2 bedrooms on the main share a 4 piece bathroom and the sunroom gives view to your landscaped and fenced yard. The basement includes ever-needed storage space, a well sized family room, 3rd bedroom, 3 piece bathroom and laundry room. The backyard has scattered mature trees, a cute patio, shed and even alley access! This central location means you are walking distance to Chinook Regional Hospital, &cole La V&eacute;rendrye School, Milkman Milk Bar and more!