

**4104 20 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2171335**



**\$349,900**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	1,009 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Separate Entrance, Storage		

**Inclusions:** Fridge, stove, dishwasher, garburator, hood vent, washer, dryer, garage door opener (s), A/C unit

Welcome to your new home! This wonderfully maintained half duplex offers the perfect blend of comfort, style, and convenience. With 3 spacious bedrooms and 2 bathrooms, this property is ideal for families, first-time buyers, or anyone looking to enjoy a low-maintenance lifestyle in the vibrant Redwood subdivision community. The home has seen new vinyl plank flooring on the main level in the kitchen and living area, a brand new furnace and air conditioner as well as a new walk in shower on the main level. The lower level has a bedroom, laundry area with walk out entry and an expansive family room with gas fireplace. A large single detached garage with room for RV parking and a concrete patio is perfect for the low maintenance buyer. This half duplex is just minutes away from major shopping centres, restaurants and local pubs as well as the beautiful Henderson Lake area. Enjoy easy access to major highways for quick commutes to work or weekend adventures. This charming half duplex won't last long in today's competitive market! Schedule your private tour today and take the first step toward making this house your new home!