

# \$480,000 - 2220 20 Street S, Lethbridge

MLS® #A2211729

## \$480,000

6 Bedroom, 4.00 Bathroom, 1,179 sqft  
Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to this bungalow in a superb southside location. Near Lethbridge Polytechnic, schools, shopping centers, Scenic Drive access to UofL, and downtown. This sunny, bright, 3+3 bedroom home on an extra large lot 70"x100' facing east and is warmed by the sun all day. In a delightful quiet neighbourhood where people walk their dogs, and bike to work. Main floor has three spacious bedrooms, the primary with the two piece ensuite and fitted closet. The third bedroom has sliding glass doors to an extensive deck. Open plan kitchen and dining room, living room with fireplace. Kitchen has newer cupboards and over counter lighting plus a bay window overlooking the beautiful back yard. The lower level is a student guesthouse. It has a separate entrance and three spacious student bedrooms, all furnished. There is a huge family room with fireplace, Full kitchen, plenty of cupboards and laundry facilities.. There is a linen storage room and three-piece bath down. The yard is very private, fenced, well treated, and low maintenance. There is a storage shed and bike rack on a concrete base as well as a hot tub.(as is). The carport provides two parking spaces and extended driveway for one more vehicle. There is curbside parking for 3 vehicles. Upgrades include roof(2012), plexiglass on carport, furnace, air-conditioning, electrical, water heater, and two new windows in basement bedrooms. A wonderful piece of real estate for single-family



dwelling or revenue flo.

Built in 1970

### Essential Information

MLS® #	A2211729
Price	\$480,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,179
Acres	0.14
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2220 20 Street S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2G9

### Amenities

Parking Spaces	3
Parking	Carport

### Interior

Interior Features	Laminate Counters, No Smoking Home, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	23
Zoning	R-L

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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