

\$439,900 - 1515 20 Avenue N, Lethbridge

MLS® #A2268503

\$439,900

5 Bedroom, 3.00 Bathroom, 1,361 sqft
Residential on 0.18 Acres

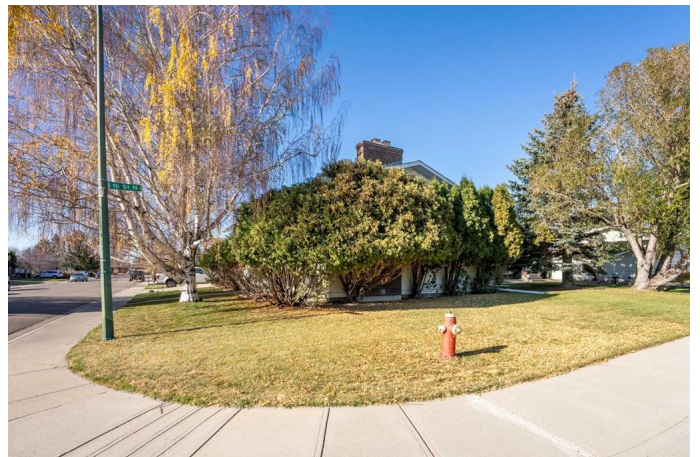
Winston Churchill, Lethbridge, Alberta

Welcome to 1515 20 Avenue N in Lethbridge â€” a well-maintained bi-level home offering space, functionality, and an exceptional location backing directly onto a park. Built in 1976 and cared for with pride, this property sits on an impressive 60 x 132 ft corner lot with mature landscaping, cedar fencing, and a private rear yard designed for quiet enjoyment and outdoor gatherings. The large patio provides an excellent space for entertaining or relaxing outdoors in every season.

Inside, the home offers approximately 1,361 sq ft above grade with a bright, practical layout. The main level features three bedrooms and one-and-a-half baths, complemented by a spacious living area and direct access to the double attached garage from both the upper and lower levels. The kitchen and dining areas receive generous natural light and offer a comfortable setting for daily living and family meals.

The lower level is fully finished with a comfortable family room, an additional bedroom, a full bathroom, laundry, and ample storage space. With its walk-up entrance to the garage, this level provides convenience and versatility for multi-generation living or flexible use of space.

Recent maintenance updates include a new hot-water tank (March 2023) and a 50-year roof installed in 2013, ensuring peace of mind



for years to come. The double attached garage measures approximately 24 x 26 ft, offering secure parking and additional room for hobbies or projects.

Located in a quiet, established neighborhood with tree-lined streets, sidewalks, and close proximity to parks, schools, shopping, the community pool, and walking/bike paths, this property blends comfort and convenience in one of Lethbridge’s most family-friendly areas. Whether you’re searching for a well-cared-for home to make your own or a property with long-term potential, 1515 20 Avenue N is a rare opportunity to secure space, location, and lasting value in today’s market.

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Built in 1976

Essential Information

MLS® #	A2268503
Price	\$439,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,361
Acres	0.18
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1515 20 Avenue N
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Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4W3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Mixed, Stucco, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	1
Zoning	R-L

Listing Details

Listing Office	eXp Realty of Canada
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