

# \$369,900 - 1418 20 Avenue N, Lethbridge

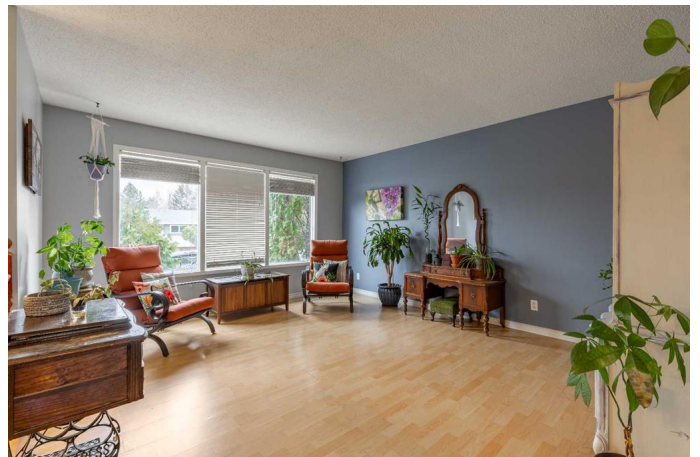
MLS® #A2204395

**\$369,900**

3 Bedroom, 2.00 Bathroom, 916 sqft  
Residential on 0.12 Acres

Winston Churchill, Lethbridge, Alberta

Welcome to this beautiful home on the north side of Lethbridge, offering a perfect blend of comfort, convenience, and functionality! As you step inside, you'll notice the freshly painted spaces throughout, creating a bright and airy atmosphere! The large upstairs living room provides an ideal space for entertaining or relaxing with family. The kitchen is a true highlight, featuring stunning granite countertops and soft-close upper cabinetry, providing both style and functionality. Storage is abundant throughout the home, including a large laundry room and ample closet space. The newer vinyl windows add both energy efficiency and quietness to the home, while the walk-out basement gives easy access to the backyard. Outside you will appreciate the fully fenced backyard, private gazebo, garden shed, and gravel area for an RV or fire pit: an ideal backyard for gatherings with friends! You will also notice the super-single detached garage, with back alley access for added convenience. Between the garage, gravel area, and front driveway, the off street parking potential for this home is almost limitless!! Speaking of potential, there is a perfect spot downstairs to add a fourth bedroom, or better yet, suite the basement and have a fantastic mortgage helper! This home is located in a fantastic neighborhood, just minutes from a Winston Churchill high school, several parks, gas stations, restaurants and a variety of other great amenities. With so many great features, it's the perfect place for any family, young



professional, or downsizing hopeful to call home!! Don't delay, call your REALTOR® and schedule your showing today!

Built in 1976

### Essential Information

MLS® #	A2204395
Price	\$369,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	916
Acres	0.12
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	1418 20 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4W3

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Storage
Lot Description	Standard Shaped Lot
Roof	Membrane
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	1
Zoning	R-L

### **Listing Details**

Listing Office	Grassroots Realty Group
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