

\$445,000 - 2706 20 Avenue S, Lethbridge

MLS® #A2219569

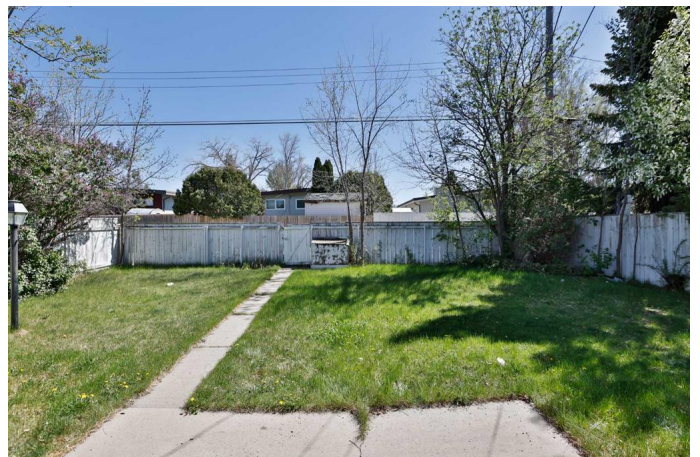
\$445,000

6 Bedroom, 2.00 Bathroom, 1,161 sqft

Residential on 0.13 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to this Beautiful six-bedroom residence, nestled on an expansive over 5,700 sqft lot in the heart of South Lethbridgeâ€™s most desirable rental locale. Step inside to a sprawling living area that creates a warm and inviting atmosphere, perfect for family gatherings. The open-concept kitchen and dining space are designed for convenience and modern living. Three expansive bedrooms on this level ensure comfort without feeling cramped, complemented by a well-appointed bathroom. Most of the home features durable and easy-to-maintain linoleum and vinyl plank flooring. Venture to the separate illegal basement suite where you'll find three spacious bedrooms and another well-appointed bathroom, along with its own kitchen-ideal for extended family or rental opportunities. Each level boasts its own laundry facilities for added convenience. The property includes a one-car garage and carport, providing over four parking spaces. Suited homes like this are a rare find, presenting an exceptional opportunity for both first-time buyers and investors aiming to enhance their rental portfolios. Property located merely five minutes from Lethbridge Polytechnic College and shopping areas. Directly across from a spacious park and playground, this home provides easy access to everyday conveniences, including gyms, convenience stores, and restaurants, all within walking distance. Situated in a quiet, clean,



and green neighborhood. Don't miss out on the chance to call this stunning property your home: Schedule a showing today with your REALTOR and envision the endless possibilities that await you!

Built in 1965

Essential Information

MLS® #	A2219569
Price	\$445,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,161
Acres	0.13
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2706 20 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K1G7

Amenities

Parking Spaces	4
Parking	Single Garage Attached, Carport
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Storage
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Landscaped, Lawn, Level, Private
Roof	Tar/Gravel
Construction	Brick, Mixed, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Days on Market	14
Zoning	R-L

Listing Details

Listing Office	Initia Real Estate
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.