

# \$289,500 - 237 20 Street N, Lethbridge

MLS® #A2163689

## \$289,500

3 Bedroom, 2.00 Bathroom, 925 sqft

Residential on 0.11 Acres

Senator Buchanan, Lethbridge, Alberta

Curtain Rising for the first time since 1957. Not in over 6 decades has 237 - 20 Street North been offered for sale. And in that 67 years .... pride & care is evident. Both inside and out! Preserved hardwood floors, door trim, interior doors and moldings ... this little gem is untouched other than the most recent mechanical updates to give you a fresh start. Brand new high efficiency furnace, 100 amp panel box and a 2 year old hot water heater for a piece of mind. Move in, redecorate if you must, and enjoy! It's that simple. The backyard is seasoned with love and care as well. Single car garage, mature trees, shrubs, garden and patio to enjoy years of summer BBQ's with family and friends. Plenty of room for everyone with a summer kitchen down, 2 + 2 bedroom, 2 full bathrooms and 2 living rooms. What a fantastic opportunity to start your own traditions. Call your favorite REALTOR® to view.

Built in 1957

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2163689  |
| Price          | \$289,500 |
| Sold Price     | \$288,750 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 925       |



|            |             |
|------------|-------------|
| Acres      | 0.11        |
| Year Built | 1957        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 237 20 Street N  |
| Subdivision | Senator Buchanan |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H3M8           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |

### **Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | See Remarks                                                   |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas, See Remarks                          |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Finished, Full, Suite                                         |

### **Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Yard                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding                                        |
| Foundation        | Poured Concrete                                     |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 9th, 2024  |
| Date Sold      | September 28th, 2024 |
| Days on Market | 19                   |
| Zoning         | SF                   |

|                        |                         |
|------------------------|-------------------------|
| HOA Fees               | 0.00                    |
| <b>Listing Details</b> |                         |
| Listing Office         | SUTTON GROUP - LETHBRID |



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