

# \$370,000 - 1602 20 Avenue N, Lethbridge

MLS® #A2175473

**\$370,000**

4 Bedroom, 3.00 Bathroom, 1,100 sqft

Residential on 0.13 Acres

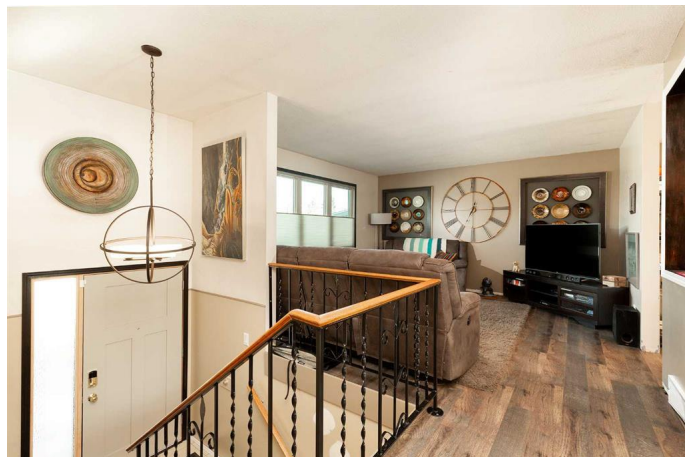
Winston Churchill, Lethbridge, Alberta

Step inside this charming 1,100 sq. ft. bi-level home, set in a peaceful and friendly neighborhood. The community here is truly welcoming, making it a great place to settle in. The home has seen some fantastic updates, including new windows, a roof replacement in 2022, upgraded 5â€• eavestroughs and more! With 4 bedrooms and 2.5 bathrooms, this home has room for the whole family. The main floor has a bright, open feel, while the lower level features a cozy living room complete with a wood-burning fireplaceâ€”ideal for family nights in. Enjoy new kitchen appliances, updated window coverings, and central AC to keep things cool in the summer. The big backyard is perfect for BBQs, playtime, or simply unwinding after a long day. There is a front carport which adds a touch of convenience for easy parking. If you've been looking for an affordable family home, this is the one for you! Please try to give 24 hours notice for showings. Owner has to take the dog out.â€•

Built in 1977

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2175473  |
| Price      | \$370,000 |
| Sold Price | \$362,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 1,100       |
| Acres          | 0.13        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1602 20 Avenue N  |
| Subdivision | Winston Churchill |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1H 4W3           |

### **Amenities**

|                |         |
|----------------|---------|
| Parking Spaces | 2       |
| Parking        | Carport |

### **Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | Central Air             |
| Fireplace         | Yes                     |
| # of Fireplaces   | 1                       |
| Fireplaces        | Wood Burning            |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

### **Exterior**

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

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 25th, 2024  |
| Date Sold      | December 30th, 2024 |
| Days on Market | 64                  |
| Zoning         | R-L                 |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office            Lethbridge Real Estate.com

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