

**3, 3604 20 Avenue S  
Lethbridge, Alberta**

**MLS # A2280579**

**\$244,000**



<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	580 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Guest, Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 86
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Siding	<b>Zoning:</b>	(R-60)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		
<b>Inclusions:</b>	Refrigerator, Stove, Microwave Hood-Fan, Dishwasher, Washer, Dryer		

Welcome to this charming 2-bedroom, 1.5-bathroom 4plex unit! Ideally located on the desirable south side, near the Lethbridge College, shopping, schools, transit and a wide range of amenities. This bright and inviting home features a functional layout with main-floor laundry, abundant natural light, and a spacious living room that opens onto a large balcony with a great view, perfect for relaxing or entertaining! Recent updates include fresh paint and BRAND-NEW appliances, including the stove, microwave hood fan, washer, and dryer. Additional highlights include its LOW CONDO FEES, one assigned parking stall, visitor parking, off-street parking, underground sprinklers in the front of the home and an exterior storage unit. Making this an excellent opportunity for first-time home buyers or investors seeking a property in an excellent location!!