

**140 20 Street N  
Lethbridge, Alberta**

**MLS # A2283671**

**\$275,000**



|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Westminster            |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 819 sq.ft.             | <b>Age:</b>   | 1930 (96 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                   |

|                    |                 |                   |        |
|--------------------|-----------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | None            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding    | <b>Zoning:</b>    | R-L(W) |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Storage         |                   |        |
| <b>Inclusions:</b> | NA              |                   |        |

Immediate possession available. This home has been thoughtfully renovated and is move-in ready, with the major updates already completed. Offering 2 bedrooms and a full 4-piece bathroom, the layout features an open and inviting living and dining area that feels both functional and comfortable. Improvements include a roof (approximately 5 years old), newer furnace and hot water tank, updated windows, new flooring throughout, and an updated kitchen and bathroom. The property offers a backyard space to enjoy, along with a detached double garage—ideal for parking, storage, or projects. A great opportunity to own a well-cared-for home where the work is done and you can simply move in and enjoy.