

# \$490,000 - 2220 20 Street S, Lethbridge

MLS® #A2211729

**\$490,000**

6 Bedroom, 4.00 Bathroom, 1,179 sqft  
Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to this bungalow in a superb southside location. Near Lethbridge Polytechnic, schools, shopping centers, Scenic Drive access to UofL, and downtown. This sunny, bright, 3+3 bedroom home on an extra large lot 70"x100' facing east and is warmed by the sun all day. In a delightful quiet neighbourhood where people walk their dogs, and bike to work. Main floor has three spacious bedrooms, the primary with the two piece ensuite and fitted closet. The third bedroom has sliding glass doors to an extensive deck. Open plan kitchen and dining room, living room with fireplace. Kitchen has newer cupboards and over counter lighting plus a bay window overlooking the beautiful back yard. The lower level is a student guesthouse. It has a separate entrance and three spacious student bedrooms, all furnished. There is a huge family room with fireplace, Full kitchen, plenty of cupboards and laundry facilities.. There is a linen storage room and three-piece bath down. The yard is very private, fenced, well treated, and low maintenance. There is a storage shed and bike rack on a concrete base as well as a hot tub.(as is). The carport provides two parking spaces and extended driveway for one more vehicle. There is curbside parking for 3 vehicles. Upgrades include roof(2012), plexiglass on carport, furnace, air-conditioning, electrical, water heater, and two new windows in basement bedrooms. A wonderful piece of real estate for single-family



dwelling or revenue flo.

Built in 1970

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211729    |
| Price          | \$490,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,179       |
| Acres          | 0.14        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2220 20 Street S |
| Subdivision | Agnes Davidson   |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 2G9          |

### Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 3       |
| Parking        | Carport |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Separate Entrance                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                        |
| Cooling           | Central Air                                                                                       |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 2                                                                                                 |

|              |                               |
|--------------|-------------------------------|
| Fireplaces   | Family Room, Gas, Living Room |
| Has Basement | Yes                           |
| Basement     | Finished, Full                |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Entrance                                  |
| Lot Description   | Back Yard, City Lot, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                   |
| Construction      | Composite Siding                                  |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 7                |
| Zoning         | R-L              |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.