



GRASSROOTS
REALTY GROUP

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711 14 Street S
Lethbridge, Alberta

MLS # A2216650



\$419,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	928 sq.ft.	Age:	1946 (79 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: n/a

This home is cuuuute!!! It's located in a wonderful quiet neighborhood, offers functionality, and is very well kept. Hardwood floors, granite counter tops, gas stove, A/C, single detached garage, extra parking in the rear, new flooring in the kitchen are just some of the wonderful perks this home has to offer. 2 bedrooms up with a full bath, and another bedroom and full bath down stairs finish this home off. The basement offers a walk out basement/separate entrance which may offer some flexibility and options for anyone looking to use their imagination. The backyard is large and offers a nice private little courtyard area on the side of the house, perfect for visiting. A deck and big lawn area are perfect for children, the avid gardener or someone who just appreciates a large backyard. This home will not disappoint, it's a must see!!