



**GRASSROOTS**  
REALTY GROUP

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**2302 14 Avenue S  
Lethbridge, Alberta**

**MLS # A2238539**



**\$639,900**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,033 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, Sump Pump(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Fridge, Gas Stove, Built-In Oven, Microwave, Dishwasher, Washer, Dryer, Central A/C, Window Coverings, Fridge & Microwave (in basement), Central Vac & Attachments, Vacuum in Garage

Welcome to 2302 14 Ave S in Lethbridge, a warm, welcoming 5-bedroom home that seamlessly combines modern luxuries, while maintaining the original charm of the home. Located in a quiet, southside neighbourhood just minutes from schools, parks, and shopping this home features over 2,000 Sq/Ft of well-designed living space and has seen a number of stylish and functional updates. Best of all, you'll love the convenience of living on the southside, skip the Whoop-Up Drive construction and heavy traffic, and enjoy quick, stress-free access to everything you need. The main floor offers an open layout with a cozy fireplace, cherry wood cabinets, granite countertops, gas stove top with oven, additional second wall oven, new stainless steel fridge, and pantry with built-in electrical ready for your small kitchen appliances. A convenient desk nook with storage closet completes the kitchen area. Upstairs, you'll find the primary bedroom, two additional bedrooms with closet organizers, and a 4-piece spa inspired bathroom with soaker jetted tub and large, walk-in shower. On the lower, walkout level, features include 2 bedrooms with closet organizers, an updated 3-piece bathroom, and large laundry room complete with a sink and plenty of cupboard and closet storage. The basement features a large family room with a wall of storage cupboards, generous entertainment bar with sink and fridge, and a wine cellar or cold room for extra storage. Step outside to a peaceful backyard with mature landscaping, including cherry & plum trees, raspberry patch, oak tree, plus 6 zoned underground sprinkler systems. The highlight of the back yard is a private, covered patio area that includes plenty of space for outdoor furniture, kids toys, and a hot tub (negotiable). A great space to entertain! On cooler nights, enjoy the well designed fire pit area, surrounded by beautiful garden

beds and a serene water feature. Completing the backyard is a spacious garden shed and detached, heated garage. Notable features of the home include exceptional curb appeal of architectural design and landscaping, Hardie board siding, energy efficient windows, A/C, fresh paint and new trim, central vac system, and maintenance free gutter guards. This home is truly move-in ready and full of charm. Please view the video walkthrough in the links tab or on YouTube by searching for the home address. The seller is considering downsizing and is open to discussing a potential home swap with buyers who currently own a smaller property.