



**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>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Sump Pump(s)		

**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. 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 system. 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.