



**GRASSROOTS**  
REALTY GROUP

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625 14 Street S  
Lethbridge, Alberta

MLS # A2259117



**\$259,900**

Division:	Victoria Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,510 sq.ft.	Age:	1916 (109 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Combination	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

Here is an affordable Two Story home in a choice southside location in Victoria Park neighborhood. The main floor consists of a spacious living room, dining room , kitchen and main floor laundry. Upstairs has a total of 3 bedrooms, and one 4 piece bathroom. The tree lined street is beautiful, with many restored homes of this era. If you were looking to get into the real estate market in a hard to find price point of under \$300,000 and want a single family home in a choice location this may be the right house for you. Build some equity adding your own improvements and live in a desirable neighborhood. Finally an opportunity to buy a cheap house more expensive street steps away from the beloved 7 Avenue S !! This home is far from perfect but it could be polished up at this price!!