



GRASSROOTS
REALTY GROUP

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1414 25 Avenue N
Lethbridge, Alberta

MLS # A2259611



\$424,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: N/A

This fully renovated bungalow in the Winston Churchill neighbourhood is truly move in ready. Every detail has been updated from the new kitchen, flooring, bathrooms, trim, and paint to the big ticket items such as windows, roof, furnace, and hot water tank. The main floor offers three bedrooms and one and a half bathrooms along with a spacious and bright living and dining room. The modern kitchen is designed with function in mind and even includes a coffee station that overlooks the backyard. The basement features a separate side entrance, a large second living room, an oversized laundry space, a fourth bedroom, and another full bathroom. This setup provides plenty of flexibility for family, guests, or even the potential to add a suite. Additional features include central air conditioning, central vacuum, and underground sprinklers in both the front and back yard. The garage is a generous 26 by 24, fully finished, and heated with a new gas heater. Outside you will also find a good sized shed that is powered for extra storage or projects. Located close to schools, parks, shopping, and Winston Churchill High School, this home combines modern updates with the convenience of an established North Lethbridge neighbourhood.