



GRASSROOTS
REALTY GROUP

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1517 14 Avenue N
Lethbridge, Alberta

MLS # A2268551



\$434,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,165 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum, Tile
Roof:	Flat Torch Membrane
Basement:	Full
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: fridge, stove, dishwasher, hood fan, window coverings, central vac and attachments (as is), garage door openers and controls, garage heater (as is), security system hard only

Immaculate and Move-In Ready! This beautifully maintained bungalow with 2 bedrooms and a den up, 1 bedroom down offers numerous upgrades and an ideal location close to elementary, middle, and high schools—as well as parks, a swimming pool, and an ice arena. The custom-crafted kitchen features white cabinetry, new countertops, a stylish tile backsplash, custom blinds, and elegant bamboo flooring. The primary bedroom is directly adjacent to the main bath, showcasing a jetted tub, dual sinks, ceramic tile flooring, and a chic modern shower. One of the main-floor bedrooms is perfectly suited as a home office, complete with double patio doors that open onto a private composite deck surrounded by mature landscaping. Downstairs, the spacious family room is designed for relaxing and entertaining, with a cozy gas fireplace, wet bar, three-piece bathroom, and large TV area. Outside, the professionally landscaped, low-maintenance yard offers a private patio, cedar fencing, retaining wall, and lush trees. A 26' x 24' double garage—fully insulated and drywalled with 8' doors—is every man's dream and don't forget about the carport. Additional features include PVC windows, a newer energy efficient furnace, central air conditioning, a newer asphalt bonded roof, an alarm system, gas BBQ line and more. This home truly has everything your family needs for comfort, convenience, and years of enjoyment.