



GRASSROOTS
REALTY GROUP

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244 14 Street N
Lethbridge, Alberta

MLS # A2269639



\$249,990

Division:	Westminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,026 sq.ft.	Age:	1946 (80 yrs old)
Beds:	3	Baths:	1
Garage:	None		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer

Welcome to 244 14 St N, a charming 1.5-story home offering inviting living space. This well-maintained property combines character, comfort, and practical updates. Enjoy a welcoming living room with new carpet, a bright dining area, and a kitchen with updates and plenty of workspace. A four-piece bathroom completes the main floor. Upstairs are two cozy, light-filled bedrooms, while the lower level offers another bedroom, laundry area, and ample storage. Recent upgrades include a roof, furnace, and hot water tank—all under 10 years old, giving added peace of mind. Outside, relax or entertain on the deck overlooking a spacious backyard with room to garden or play. Perfectly balancing comfort and convenience, this home is located in a desirable north side neighborhood. Contact your favourite REALTOR® today!