



GRASSROOTS
REALTY GROUP

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**1101 14 Street N
Lethbridge, Alberta**

MLS # A2271102



\$397,500

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Street Lightin		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters

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

Inclusions: Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer and Dryer, All window coverings including curtains, rods, and blinds, Ceiling Fan, Shed, Tree House, bookshelf in front spare bedroom, Kitchen shelf, shelf in basement craft/bedroom, TV bracket basement

As you walk into this home, you'll immediately notice the care, cleanliness and maintenance that has gone into it. The original hardwood flooring is in fantastic condition and flows throughout the main floor, complemented by large, bright windows that fill the home with natural light. This is a five-bedroom bungalow located on the north side, close to schools, parks, and essential amenities. At the rear of the property, you'll find a single detached garage with a brand-new overhead door being installed in the coming weeks. The garage has power, and the long driveway provides plenty of off-street parking. The yard is truly impressive—large enough for a garden, outdoor activities, and even RV parking. The alley is paved for added convenience. A new shed was added in 2018 (not shown on the RPR), along with a treehouse for the kids around the same time. Inside, the home offers abundant storage and shelving. Numerous updates have been completed over the past 20 years, including: • Electrical panel (2007) • Basement egress windows • New roof (2010) • Furnace and air conditioning (2007) • Kitchen renovation (2010) • Bathroom renovations (2010) • Full paint and trim updates At this price point, this home will not last long. Contact your REALTOR® today to book a showing. Open House this Saturday from 11:30–1:00!