



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1404 4 Avenue S
Lethbridge, Alberta

MLS # A2285424



\$539,000

Division:	Upper Eastside		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,896 sq.ft.	Age:	1908 (118 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, On Street, Single Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn		

Heating:	Forced Air, Hot Water
Floors:	Hardwood, Linoleum, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Bookcases, Built-in Features, Crown Molding, High Ceilings

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

Inclusions: Furniture is Negotiable

Welcome to a RARE piece of Lethbridge history - the Senator Buchanan House, an elegant Edwardian era residence built in 1908 and rich with original architectural character. This distinguished home stands as a testament to early 20th century craftsmanship and heritage charm. Step inside to discover spacious principal rooms with original details including crafted wood trim and paneling, hardwood floors, as well as arched openings and doors. The main level is ideal for entertaining, gracious with space, while the second floor offers generous bedroom sizes and the flexibility to turn the study and attic into 2 more bedrooms. The backyard offers tons of space as well as an extra long single detached garage with alley access. Whether you're a historical enthusiast or a family seeking a unique legacy home this home blends historic charm with exciting potential!