



1601 14 Avenue S
Lethbridge, Alberta

MLS # A2285797



\$395,000

Division: Agnes Davidson

Type: Residential/House

Style: Bungalow

Size: 1,070 sq.ft. **Age:** 1954 (72 yrs old)

Beds: 5 **Baths:** 2

Garage: Single Garage Detached

Lot Size: 0.14 Acre

Lot Feat: Back Lane, Back Yard

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: n/a

Southside, Agnes Davidson area bungalow offering space, flexibility, and income potential. This solid home features 3 bedrooms on the main floor plus 2 additional bedrooms down, providing plenty of room for families, guests, or multi-generational living. Recently refinished hardwood floors add warmth and character throughout the main level. A separate side entrance leads to the basement, where a kitchenette adds functional versatility and opens the door to a variety of living arrangements. The lower level also includes shared laundry and comfortable living space. Outside, you'll appreciate the large single detached garage and practical yard with room to enjoy or further enhance. Conveniently located close to schools, parks, and southside amenities, this property offers excellent flexibility and long-term value.