



GRASSROOTS
REALTY GROUP

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**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.