



2414 14 Street N
Lethbridge, Alberta

MLS # A2290731



\$369,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	811 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Recessed Lighting		

Inclusions: Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer, Window Coverings

Finding an updated home at a price you can actually afford doesn't happen every day. This 3 bedroom, 2 bathroom home has been completely transformed with thoughtful updates throughout. The bright and open living room features newer paint and laminate flooring that flows seamlessly into the updated dining area and kitchen. Here you'll find a clean, modern look with a mix of open shelving and cabinet storage, plenty of counter space, and newer appliances. Down the hall you'll find a spacious primary bedroom, an additional bedroom, and an updated 4 piece bathroom. Downstairs you'll find a 3rd bedroom with a modern 3 piece bathroom and the conveniently located laundry room. You'll also find a good sized family room with the potential to use some of the space to add a 4th bedroom in the future. Stepping out from the dining room, you'll find a bright 3 season sunroom, the perfect spot for enjoying a good book. Beyond it, the sizable back yard which features a large concrete patio, mature trees, a garden bed, and plenty of room to build that dream garage. This home has seen a number of updates over the years including the shingles, central A/C, hot water tank, and more. Make sure to check out the virtual tour, and call your favorite REALTOR® for your in person viewing today.