



**1414 17 Street N**  
**Lethbridge, Alberta**

**MLS # A2301599**



**\$449,900**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,223 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, See Remarks, Street Lighting, Undergro		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, See Remarks, Separate Entrance, Storage		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Basement Fridge, Alarm System (not activated), All Window Coverings, Central Air, Garburator, Garage Door Opener + 2 Controls

Located across from Winston Churchill high school is this spacious 4 bedroom, 2 bathroom bungalow with many main floor updates. There's a huge main floor living room with sunny bay window and updated carpet. An open concept with a large white kitchen with lots of cabinetry, updated flooring, hardware and stainless steel appliances. There's 3 main floor bedrooms with vinyl plank flooring and a 4-piece bathroom with updated soaker tub & toilet. Looking to SUITE? This property is ready to go with it's side entrance, basement SUMMER KITCHEN, huge family room with wood burning fireplace, an additional extra large bedroom, 4 piece bathroom and laundry room that could easily be shared. Additional features include a 20 x 28 detached garage that's insulated, drywalled and has wi-fi, front carport and large yard with some brick fencing. Extra's include central air, underground sprinklers and a newer hot water tank. In addition to the school, there's also shopping and a swimming pool within walking distance. A great family home!