



**2302 14 Avenue S
Lethbridge, Alberta**

MLS # A2107752



\$554,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,056 sq.ft.	Age:	1962 (62 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Garage Door Opener, Heated Garage, Insulated, Single Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Garden, Landscaped, Street Lighting, Undergro		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space, Finished, See Remarks	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Wet Bar

Inclusions: Fridge(2), Gas Stove, Built-In Oven, Dishwasher, BI Microwave, Microwave in Bar Area, Washer/Dryer with pedestals, Built-In Vacuum and Attachments, Central A/C, Wardrobe in Basement and Built-In Closets in Primary Bedroom and 2 other Bedrooms, Bar Stools in Basement, Chest Freezer, Blinds, Rods, Shed (As Is/Where Is), Hot Tub, Garage Opener and Remote, Garage Heater, Built-In Vacuum in Garage, U/G Sprinklers (front and back)

This remarkable 4-level split home is nestled in a quiet neighborhood near the hospital, Henderson Lake, and two elementary schools. It has had SUBSTANTIAL RENOVATIONS and UPGRADES. The great room incorporates the living room with a cozy fireplace, family-sized dining room and a spacious kitchen with granite countertops, built-in oven, dishwasher and the luxury of a gas cooktop. The thoughtful design and functional layout of this home includes 3 bedrooms on the top level and two on the ground level. Ideal for a growing or multi-generational family, there are plenty of features to be enjoyed across all age groups, including Central A/C for year-round comfort. For those who enjoy outdoor living, this property offers a haven of delights including a generous and well-manicured front and back yard. The private backyard boasts a hot tub, covered patio with skylights, and a fire pit. Plenty of room to play, entertain, or simply relax. Ample built-in storage on every level, ensures you have plenty of room for all of your belongings. The large cold room and spacious below-level crawl space are a bonus. Schedule a showing today and envision the possibilities that await you in this exceptional property