



**2006 14 Avenue S
Lethbridge, Alberta**

MLS # A2122147



\$404,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,296 sq.ft.	Age:	1955 (69 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Jetted Tub		

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, 2 Microwaves, 2 Washers, 2 Dryers, all window covering except what's listed in exclusions, central air conditioning, all items related to swimming pool operation

The allure of a fully renovated home is undeniable, especially one that has undergone extensive updates since 2017. With new kitchen cabinets, modernized windows, fresh flooring, updated electrical systems, and revamped plumbing, such a property promises both style and reliability. The addition of a potential revenue-generating illegal suite in the basement further enhances its appeal, offering a smart financial opportunity. A prime southside location, coupled with the luxury of a swimming pool and the convenience of main floor laundry facilities, makes for a highly desirable living space that balances comfort with elegance.