



1132 14 Street S
Lethbridge, Alberta

MLS # A2127902



\$409,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,017 sq.ft.	Age:	1949 (75 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

Here is your opportunity to own a beautifully renovated house, nestled just down the street from the highly desired Gyro Park on a large corner lot. Properties like this don't come up often! New windows throughout allow for ample natural light, creating a warm and open floor plan on the main floor with a newly renovated kitchen. The large island creates ample counter room and the kitchen features plenty of cabinets for storage. New flooring runs through the main floor and into the two bedrooms and bathroom. The large primary bedroom, offering dual closets, provides the perfect sanctuary for rest and relaxation, and is just across the hall from the second bedroom. The warm and naturally lit four-piece bathroom separates the two rooms and has been nicely renovated for the new owner to enjoy! There is a separate entry on the side of the house for complete privacy that leads into the two bedroom, one bathroom illegal basement suite. Another kitchen, living room and dining area flow through the area for cozy gatherings. A high efficiency furnace heats the home! Oh, and did we mention this house comes with a single detached garage? Don't miss out on this opportunity to embrace modern living in a prime location. Don't miss out, contact your favourite Realtor today!