



711 14 Street S
Lethbridge, Alberta

MLS # A2134006



\$379,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	928 sq.ft.	Age:	1946 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry		

Inclusions: Lights on Pergola, Christmas Lights, TV Mount in Bedroom, Ar-moire in basement

Located in a quiet neighborhood, with mature trees lining the streets, homes like this don't come around often! Walking into this bungalow, you are greeted with a cozy living room, complete with well cared for hardwood flooring, and a full wall of windows to keep the space bright, allowing you to enjoy the sun. A connected dining area makes family time convenient, with another huge bay window, perfect for a herb garden. The kitchen has had many updates, including granite countertops, updated appliances throughout, and a dedicated pantry space. Two large bedrooms on the main floor, share an updated 4 piece bathroom, complete with more granite countertops, and beautiful stainless steel finishings. The walkout basement has another huge family area and a third bedroom, with a 3 piece bathroom. This summer you can enjoy the gorgeous yard, with raised garden beds on the outside, a pergola with patio area, and another area on the deck outside the kitchen to view the beautiful yard, with a natural gas hook up for your BBQ. A super single garage with an additional park pad can be found in the back of the yard, perfect for storing your garden equipment, and great for a workshop space. All the updates you could want are done in the home with a new roof in 2019, a HE furnace in 2023.