



**2101 14 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2144282**



**\$389,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Agnes Davidson   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,228 sq.ft.   | <b>Age:</b>   | 1955 (69 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Lawn, Garden, Landscaped, Street Lighting |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air                             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Suite                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Aluminum Siding , Stucco, Vinyl Siding | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks                            |                   |     |

**Inclusions:** Fridge, Oven, Dishwasher, Washer, Dryer

Location! Location! Location! Welcome to 2102 14 Ave S. This bungalow is located on a quiet street close to schools, shopping, playgrounds, and more! The main floor has 3 generous sized bedrooms- making it a fantastic family home! The basement features an illegal 1 bedroom basement suite, perfect for additional income to help with the mortgage. With many updates over the year, this home is ready for its next owner- Furnace replaced in 2018, windows done in 2021, exterior paint done within last 5 years, roof within the past 5 years, attic insulation has been upgraded, electric updated in 2005, gutter guards in 2021, and kitchen in 2006! Head into the backyard to your covered patio, firepit, dog run, two sheds and your large detached garage! The garage is 20 x 25, was built in 2005 and features 240V power. Contact your favourite Realtor today to take a look at this fantastic property!