



2302 14 Avenue S
Lethbridge, Alberta

MLS # A2150476



\$540,000

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 lovely home, on a beautifully landscaped lot in a highly sought-after neighbourhood near Henderson Lake, could be yours! The expansive four-level split design and functional layout of this home includes NEW central AC, 3 bedrooms on the top level, and two more on the ground level, perfect for a multi-generational or growing family. The main floor's open concept offers many delights including an artisan fireplace and a chef's kitchen. Among the key upgrades you will enjoy in this luxurious kitchen are custom cabinetry, granite countertops, a built-in wall oven, gas cook-top, and floor-to-ceiling windows facing the luscious backyard. This fully developed, spacious 2,056 square-foot home incorporates built-in wardrobe systems on every level for seamless organization. The walk-in cold-storage room, crawl space and utility sink are unexpected bonuses. Designed to celebrate the flow between indoor and outdoor living, this property offers a haven of delights including a generous and well-manicured front and back yard, loads of perennials, and even a raspberry patch. Playgrounds, schools, and a hospital nearby. The private backyard boasts a mature shade-giving tree, a hot tub, covered brick patio with skylights, plus a cozy sitting area around a fire pit. The charming 'she shed' could transform into a playhouse, tool shed or even a 'man-cave'-- you decide. Schedule a showing with your favorite agent today. Move in and get settled before school starts in September!