



1714 14 Avenue S
Lethbridge, Alberta

MLS # A2168501



\$375,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,182 sq.ft.	Age:	1955 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Paved, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Tar/Gravel

Basement: Finished, Full

Exterior: Mixed, Stucco

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings

This charming bungalow is nestled in a mature neighborhood in desirable South Lethbridge. The main floor welcomes you with a large, bright living room featuring beautiful hardwood floors that extend seamlessly into the dining area. The kitchen is open to the dining room, offering easy access to a cozy seasonal sunroom, perfect for relaxing or entertaining. Down the hall, you'll find two comfortable bedrooms and a full bathroom. The fully finished basement provides extra living space, with a spacious family room, a third bedroom, an additional bathroom, laundry area, and ample storage. Outside, a picturesque backyard awaits with a covered patio, ideal for enjoying the outdoors. The property also includes a single detached garage and is conveniently located close to the Hospital, schools and parks making it an excellent choice for families!