



**2420 14 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2172749**



**\$400,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	1959 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Alley Access, Attached Carport, Concrete Driveway, Double		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** Chest Freezer in Laundry Room

Look at this amazing opportunity! Located at 2420 14 Ave South, this centrally-located home offers a fantastic opportunity for both homeowners or investors. This home features three bedrooms up on the main floor suite and two down in an illegal suite! As you enter the main floor, you will notice the unit is bright with no shortage of large windows (most have been upgraded) that flood the space with natural light, newer vinyl plank flooring throughout, and newer trim/paint to complete the space. A large kitchen with plenty of cabinetry awaits. Just off the kitchen, the home flows into the open living room and dining room. On the back side of the house, you will find the three well-sized bedrooms and a full bathroom. The home also boasts upgraded lighting and convenient central air conditioning for year-round comfort! A side entry under the covered carport offers a private entrance to the illegal basement suite. The upgrades continue to flow from upstairs into the basement, with vinyl plank flooring, paint/trim to match, kitchen/bathroom upgrades and plenty of newer windows that brighten up the generous living and dining areas. Two more bedrooms await. Shared laundry facilities make this home even more practical for families or tenants. Outside, the home features underground sprinklers, a large fenced yard, and a spacious double garage with two overhead doors and two man doors - a great opportunity to split the garage and have more income! Up front, there is a carport and a large driveway for additional parking. With its excellent location close to shopping, restaurants and parks, modern upgrades, and potential for rental income, this home is a must-see! Don't miss out, call your favorite agent today!