



**GRASSROOTS**  
REALTY GROUP

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2014 14 Avenue S  
Lethbridge, Alberta

MLS # A2179783



**\$369,000**

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,240 sq.ft.	Age:	1955 (69 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Double		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

**Inclusions:** Window Coverings

Very nice bungalow in an excellent south side neighbourhood! This bright and open home features a large living room with dining space just off of the kitchen. The kitchen has a pantry, lot's of cupboard space and updated appliances. There are 2 bedrooms on the main floor including the Primary. Downstairs features 2 more bedrooms and another bathroom and laundry room. You also get a big bonus room/flex space just off of the entry with access to the back yard. Out back there is a huge heated double garage with 220 power, absolutely perfect for hobbies and car enthusiasts. Tons of parking with a concrete driveway in the front, the big double garage and also some additional off street parking in the back. This is a well cared for home that's ready for a new family!