



**1710 14 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2192462**



**\$425,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Fantastic Bungalow located in a Quiet Mature Southside Area of Lethbridge. Large Living room with Bright Windows, the Vinyl Plank Flooring adds a Fresh open feel. Updated Bright Kitchen with White Cabinetry, Natural Stone Countertop, Stainless Appliances, Stand alone Pantry and Island. Two Good Size Bedrooms on the Main Level, updated Three Piece Bathroom with Walk in Shower. Downstairs is a Massive Family Area, Third Bedroom, Three Piece Bathroom, Laundry and Storage. Back Entrance Opens up to an Amazing Backyard Oasis which includes Huge Covered patio area with Douglas Fir Beams and Stamped Concrete on the East side to Relax and Enjoy Barbeques with Family & Friends , Deck with a Hot Tub, Back Sun Patio, Mature Trees and Tons of Perennials, Lets talk about the Amazing Garage - Heated, 27 x 27 , 10" Ceiling, 16 x 9 Door, 100 Amp Service, 220 Wired, In and Outdoor Audio Wired, 8" Exhaust Fan w/ 2-4" inlets, 2 Outdoor Receptacles , Alley Lights on Photo Cell, Soffit Lighting. There is an attached 8 x 10 Garden Shed with Power & Lighting. recent Updates are Vinyl Siding, Roof, Gutters & Spouts, Some New Windows, Furnace, Vinyl Plank Flooring and A/C. This Property Offers So Much! Whether you are a New Home Buyer or Considering Downsizing this is a Great Property!