



**GRASSROOTS**  
REALTY GROUP

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**244 14 Street N**  
**Lethbridge, Alberta**

**MLS # A2206005**



**\$244,900**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,017 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Flood Plain, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<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	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage		

**Inclusions:** Fridge, stove, washer, dryer, deep freeze

Welcome to 244 14 St N, a charming 1.5-story home offering 1,017 square feet of inviting living space. This well-maintained property combines character and practicality, making it a great choice for a variety of buyers. Upon entering, you are greeted by a comfortable living room that sets the tone for a warm and welcoming atmosphere. The main level also features a bright dining room, perfect for enjoying meals with family and friends. The kitchen provides ample cabinetry and workspace, while the adjacent mudroom adds convenience and additional storage options. A four-piece bathroom completes the main floor layout. Upstairs, you will find two bedrooms, each offering a cozy retreat with natural light. The lower level adds valuable functionality to the home, featuring another bedroom, a dedicated laundry area, and plenty of storage space. Step outside to enjoy the deck, ideal for relaxing or entertaining, overlooking a sizeable backyard with room to garden, play, or simply unwind. This home offers a great balance of comfort and practicality in a desirable north side location. Contact your favourite REALTOR® today!