



**GRASSROOTS**  
REALTY GROUP

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1818 14 Avenue N  
Lethbridge, Alberta

MLS # A2208770



**\$499,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,452 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Skylight(s)		

**Inclusions:** Moveable Shed

Unique property with all living space on one level. The current owners have updated many items like PVC windows, kitchen cabinets, flooring, light fixtures, mass 30 X 30 heated garage. This home offers plenty of natural light from windows and skylights. This 2400 sq ft home boasts 5 bedrooms, an office and 2 updated baths all on a massive 90 X 123 ft lot located on a quiet cul-de-sac close to Winston Churchill High. In the south facing backyard you will find planter boxes for gardening and a large patio area. Be sure to put this property on your short-list and call your realtor for a private viewing!