

**1304 14 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2216428**



**\$425,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,339 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Garage Door Opener, Garage Faces Side, Heated Garage, Off		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, Pantry, Soaking Tub		

**Inclusions:** DOWN- DISHWASHER, WASHER-DRYER FRIDGE, STOVE, BI VAC + ATTACHMENTS

A LOVELY 3 BEDROOM BUNGALOW IN THE HEART OF THE SOUTHSIDE WITH HARDWOOD THROUGHOUT AND A SUPER CORNER LOT WITH 2 SHEDS, ONE HAS BEEN UPGRADED AND CAN SERVE AS EXTRA SLEEPING QUARTERS, FIRE PIT. LOCATED CLOSE TO SHOPPING, SCHOOLS AND PARKS AND LET'S NOT FORGET THE BASEMENT SUITE(ILLEGAL) THAT WILL SUPPORT YOUR MORTGAGE PAYMENT BY \$1100.00 EACH MONTH+1/2 UTILITIES! WHAT A DEAL!!