

**632 14 Street S**  
**Lethbridge, Alberta**

**MLS # A2216807**



**\$409,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,313 sq.ft.	<b>Age:</b>	1911 (114 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to 632-14 St. South in the heart of Victoria Park. Close to the city center and plenty of Lethbridge's amenities. This historic 2-storey home is bursting with character and charm. It offers 3 bedrooms, 1.5 bathrooms and main floor laundry. This beautiful home has had many updates! New A/C unit & gas fireplace, new roof(2 yrs old), new exterior paint, all of the ceilings and walls were skimmed to be smooth, refinished original hardwood floors, new front door as well as some bathroom updates. The basement has potential for further development. This is the perfect home for those of you that appreciate old charm with so many modern updates. First offer fell through due to financing and no fault to the home, please have a pre-approval letter from your bank.