

612 14 Street S  
Lethbridge, Alberta

MLS # A2272644



\$369,900

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Victoria Park   |        |                   |
| Type:     | Residential/House   |        |                   |
| Style:    | Bungalow  |        |                   |
| Size:     | 916 sq.ft.  | Age:   | 1938 (87 yrs old) |
| Beds:     | 3   | Baths: | 2                 |
| Garage:   | Parking Pad, Single Garage Detached                           |        |                   |
| Lot Size: | 0.14 Acre   |        |                   |
| Lot Feat: | Back Lane, Back Yard, City Lot, Landscaped, Lawn, See Remarks |        |                   |

|             |  |            |     |
|-------------|--|------------|-----|
| Heating:    | Forced Air                                   | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile, Vinyl                | Sewer:     | -   |
| Roof:       | Asphalt Shingle                              | Condo Fee: | -   |
| Basement:   | Partial                                      | LLD:       | -   |
| Exterior:   | Stucco                                       | Zoning:    | R-L |
| Foundation: | Poured Concrete                              | Utilities: | -   |
| Features:   | Granite Counters, See Remarks, Vinyl Windows |            |     |

**Inclusions:** Stove, Dishwasher, Refrigerator, OTR Microwave, Washer & Dryer, U/G Sprinkler System, Central A/C, 2x Garage Door Opener and remotes, All Window Coverings

Welcome to this charming and well-maintained home, ideally situated just off Seventh Ave on a generous 50' x 125' lot. Offering a blend of character and modern updates, this property is perfect for anyone seeking comfort, convenience, and exceptional value. Inside, the main floor features two bedrooms, a full 4-piece bathroom, and a bright living room complete with a cozy gas fireplace. The original hardwood floors bring timeless charm and warmth to the main level. Updated vinyl windows enhance both energy efficiency and overall comfort throughout the home, while the kitchen showcases beautiful granite countertops. Downstairs, you'll find a spacious third bedroom, a versatile den, a laundry area and a convenient 3-piece bathroom—perfect for guests, hobbies, or additional living space. The home is equipped with central A/C to keep you comfortable year-round, with major mechanical updates including a new hot water tank (2023) and furnace (2024). Outside, the property truly shines. Enjoy two detached single garages with a double parking pad between them, providing ample room for vehicles, storage, or workshop space. With its prime location, large lot, and thoughtful upgrades, this home is a fantastic opportunity you won't want to miss.