



Anne French
Your REALTOR®
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114 15 Street N
Lethbridge, Alberta

MLS # A2274178



\$475,000

Division:	Westminster		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,542 sq.ft.	Age:	1920 (106 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Private, Treed		

Heating:	Combination, High Efficiency, Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: 2 Fridge, 2 Stoves, Window Coverings, Central A/C, 2 Electric Wall Heaters, 2 Microwave OTR, Garage Door Opener and Remote,

Oh my this is spectacular! Character home with incredible modernizations, newer heated double garage and a gorgeous suite downstairs (illegal) with complete separate entrance and laundry. This home has basically been rebuilt. The exterior walls are now 2X6 insulated. The basement foundation is reinforced and spray foam insulated, with the concrete floor repoured. The mechanical is all modern and inspected from top to bottom - plumbing, wiring and heating. The home is bright and cheery sunny, with lots of modern windows on all 3 levels. Great family living upstairs, with 4 bedrooms on the top 2 floors and then a 5th bedroom in the basement. The lot is all low maintenance with lots of parking space. Enjoy all these modern conveniences/ features in this well-treed, mature, Westminster neighborhood.