



Anne French  
Your REALTOR®  
Love where you live.

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114 15 Street N  
Lethbridge, Alberta

MLS # A2274178



**\$458,000**

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

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