

**2426 14 Street N**  
**Lethbridge, Alberta**

**MLS # A2274533**



**\$395,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Winston Churchill      |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 4 Level Split          |               |                   |
| <b>Size:</b>     | 856 sq.ft.             | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.23 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane              |               |                   |

|                    |                    |
|--------------------|--------------------|
| <b>Heating:</b>    | Forced Air         |
| <b>Floors:</b>     | Other              |
| <b>Roof:</b>       | Metal              |
| <b>Basement:</b>   | Full               |
| <b>Exterior:</b>   | Stucco             |
| <b>Foundation:</b> | Poured Concrete    |
| <b>Features:</b>   | Tankless Hot Water |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-L |
| <b>Utilities:</b> | -   |

**Inclusions:** Gas Range in Basement, as is (never used by owners)

Step inside this welcoming 4-bedroom, 2-bathroom four-level split, offering exceptional space, flexibility, and comfort for today's modern household. From the moment you arrive, you'll appreciate the metal roofing on both the home and the detached garage — a durable, low-maintenance upgrade that provides peace of mind for years to come. Inside, the home features new paint and flooring, creating a bright and move-in-ready atmosphere. The main kitchen offers plenty of room to work, with refreshed cabinetry that maintains its classic charm. On the lower level, a kitchenette/secondary cooking area adds wonderful versatility — perfect for extended family, hobby cooking, entertaining, or additional meal prep space. The outdoor space is another highlight. Step out onto the new Trex deck, designed in a stylish two-tier layout. The main deck extends beautifully from the kitchen area, while a second raised tier off to the side creates an ideal spot for lounging, grilling, or enjoying evening sun — all with the low-maintenance durability Trex is known for. Each level of the home offers its own comfortable living areas, providing privacy and functionality for busy households. The large fully fenced yard is perfect for kids, pets, and outdoor enjoyment, while the detached garage adds extra convenience for parking or storage. Additional features include a new hot water on demand system, multiple living spaces, and thoughtful updates throughout. This home is vacant and easy to show — contact your favorite REALTOR® to book your viewing today!