



Anne French
Your REALTOR®
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615 14 Street S
Lethbridge, Alberta

MLS # A2290220



\$350,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	801 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, On Street, Oversized, Parking Pad, Unpaved		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Fantastic opportunity for first-time buyers or investors! This well-located home offers excellent flexibility with a one-bedroom basement suite (illegal). Situated in a desirable neighborhood close to shopping, public transportation, the hospital, and schools, this property combines convenience with comfort. The main floor features two spacious rooms filled with natural light, while both the upper and lower levels enjoy separate laundry areas for added functionality. The large backyard offers incredible potential, with plenty of space to build a garage while still maintaining ample room for outdoor entertaining and family enjoyment. Numerous updates have been completed in recent years, including many new windows, hot water tank, furnace, roof, gutters, and a full exterior repaint. The basement was redeveloped approximately seven years ago and includes a newer bathroom and laundry area. A solid home with income potential in a prime location, Don't miss this opportunity, call your favorite REALTOR before it's too late.