



Anne French
Your REALTOR®
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403-894-9537
anne@locknkeyrealty.ca

1414 14 Avenue S
Lethbridge, Alberta

MLS # A2291934



\$295,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,167 sq.ft.	Age:	1952 (74 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Other		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Other	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to a great home. Nicely situated on the Southside, close to many amenities. This two bedroom, one bathroom home has been nicely updated over the years, and has a very open concept feel to it. This home would be great for a first time buyer or a buyer ready to downsize. This home is rare, being built with no basement, so everything is conveniently located on the main floor, including washer, dryer, furnace and hot water tank. The yard is beautifully treed, with very nice privacy in the back yard, but if you get too hot, go inside and relax in air conditioned comfort. If you need a garage, this home has it. If you need an alley, this home has it. Don't wait, it might not last.