

**1414 17 Street N
Lethbridge, Alberta**

MLS # A2301599



\$449,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,223 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks, Street Lighting, Undergro		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, See Remarks, Separate Entrance, Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Basement Fridge, Alarm System (not activated), All Window Coverings, Central Air, Garburator, Garage Door Opener + 2 Controls

Located across from Winston Churchill high school is this spacious 4 bedroom, 2 bathroom bungalow with many main floor updates. There's a huge main floor living room with sunny bay window and updated carpet. An open concept with a large white kitchen with lots of cabinetry, updated flooring, hardware and stainless steel appliances. There's 3 main floor bedrooms with vinyl plank flooring and a 4-piece bathroom with updated soaker tub & toilet. Looking to SUITE? This property is ready to go with it's side entrance, basement SUMMER KITCHEN, huge family room with wood burning fireplace, an additional extra large bedroom, 4 piece bathroom and laundry room that could easily be shared. Additional features include a 20 x 28 detached garage that's insulated, drywalled and has wi-fi, front carport and large yard with some brick fencing. Extra's include central air, underground sprinklers and a newer hot water tank. In addition to the school, there's also shopping and a swimming pool within walking distance. A great family home!