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1414 25 Avenue N
Lethbridge, Alberta

MLS # A2307995



\$439,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to this fully renovated bungalow in the heart of the Winston Churchill neighbourhood — completely move-in ready and updated from top to bottom. We're talking a brand new kitchen, fresh flooring, updated bathrooms, new trim, and paint throughout + all the big ticket items have been taken care of too. New PVC windows, new roof, a new high efficiency furnace, and a new hot water tank. You're not walking into a project, you're walking into a home. The main floor offers three bedrooms and one and a half bathrooms, along with a spacious, bright living and dining area that feels open and welcoming. The modern kitchen was designed with real function in mind and even includes a dedicated coffee station with a view of the backyard, a small detail that makes a big difference in your daily routine. Head downstairs and you'll find a setup that gives this home serious flexibility. There's a separate side entrance leading to a large second living room, an oversized laundry space, a fourth bedroom, and another full bathroom. Whether it's for extended family, out-of-town guests, or a future suite, the potential is there. A few more things worth mentioning: central air conditioning, central vacuum, and underground sprinklers in both the front and back yard. The garage is a generous 26 by 24, fully finished, and heated with a new gas heater. Out back there's also a powered shed, perfect for extra storage or a dedicated workspace. All of this in an established North Lethbridge neighbourhood, within close range of schools, parks, shopping, and Winston Churchill High School. Want to see it all in action? A full video tour is available on YouTube - go check it out before it's gone. Turnkey doesn't get much better than this.