

1713 14 Avenue N
Lethbridge, Alberta

MLS # A2312147



\$465,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,154 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Driveway, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Stacked Washer /Dryer , Fridge , Stove (Down) , Solar System , Shed

Have a look at this bungalow with a illegal basement suite in a great northside location close to schools and amenities. This property boasts higher than average rental income as well as cost savings/ revenue on your electrical bill due to the installation of a Micro Generation solar system. Each unit has 2 bedrooms and full baths , kitchens , living rooms and separate laundry. The upper unit features an inviting gas fireplace in living room with a wood burning stove in the lower unit. The older windows have mostly been replaced with newer vinyl and flooring has been updated. New roof as installed in 2024 and solar system done in 2025. Outside you will find a single garage , carport , stone patio and large garden area , with lane access. Whether buying as a revenue property or principle ownership this home offers many options !