

**2609 14 Avenue N  
Lethbridge, Alberta**

**MLS # A2315263**



**\$350,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Level, Standard Shaped Lot, St		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Fridge ( As Is ), stove, washer, dryer, window coverings

This well-maintained bi-level is the perfect blend of cozy comfort and practical space, tucked into a fantastic location near parks, schools, shopping, restaurants, and everything a busy household needs. Inside, you'll find a welcoming layout with just the right amount of room for family dinners, everyday living, and easy entertaining. The kitchen offers plenty of cabinets, while the two bedrooms on the main level and two more downstairs provide flexibility for a growing family, guests, hobbies, or a home office. The family/rec room on the lower level is ready for movie nights, play space, or weekend hangouts, and the 3-piece bath adds extra convenience. With some newer windows, a newer furnace, and a long history of careful upkeep, this home is move-in ready with room to personalize. Outside, the huge yard is a standout feature — offering endless possibilities, including space for a future garage. Not too big, not too small, and in a prime walkable location, this charming bi-level is the kind of home that simply feels right from the moment you step inside.