

731 14 Street N
Lethbridge, Alberta

MLS # A2347294



\$289,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	997 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: Stove (as is)

AFFORDABLE, UPDATED and sitting on a GENEROUS 7,248 SQ. FT. LOT — this property offers a great opportunity for someone looking for space, privacy and character. Offering approximately 997 sq. ft. of living space, this home features 3 bedrooms, including 2 bedrooms on the main floor plus an additional bedroom/flex space in the lower level, along with 1 bathroom. Inside, HARDWOOD FLOORS add warmth to the main living areas, while the ELECTRIC FIREPLACE creates a cozy place to relax. The kitchen has been updated with newer cabinetry and a PANTRY for extra storage, giving you a practical and welcoming space for everyday living. The bathroom has also been UPDATED, and most of the windows throughout the home have been replaced. Downstairs offers even more flexibility with the additional bedroom/flex space, a DEN, laundry area and COLD ROOM — giving you plenty of options for storage, hobbies, office space or whatever suits your lifestyle. Outside is where this property really stands out. The LARGE 7,248 SQ. FT. LOT feels private and tucked away, with the added bonus of being right beside a school field. Enjoy CITY LIVING while still getting that peaceful, almost country-like feel in your own backyard. If you're looking for an affordable property with a BIG LOT, useful updates, great privacy and a backyard that feels like your own little escape, this one is definitely worth a look!