Anne French
Your REALTOR®
Love where you live.

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1013 14 Street N
Lethbridge, Alberta

MLS # A2353538

$385,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,029 sq.ft.	**Age:**	1957 (69 yrs old)
Beds:	5	**Baths:**	2
Garage:	Double Garage Detached, Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance, Storage, Sump Pump(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, garage door opener and remote(s) as is

This 5 bedrooms North Lethbridge bungalow offers incredible versatility, plenty of space, and fantastic potential for homeowners and investors alike! The bright and welcoming main floor features a spacious living room with a large picture window that fills the space with natural light, beautiful hardwood flooring, and a functional kitchen with plenty of cabinetry, counter space, and room for everyday living! The main level also offers comfortable bedrooms, a fully renovated main bathroom, and a practical layout that makes the home both inviting and functional. Downstairs, you'll find a developed basement complete with a new second kitchen, spacious living area, bedroom space, and bathroom, providing an excellent opportunity for extended family, multigenerational living, or additional rental income! Outside, the property continues to impress with a generously sized yard, mature landscaping, plenty of green space, and room for kids, pets, gardening, and outdoor entertaining! The double detached garage provides excellent parking, storage, and workspace options, while the additional outdoor space adds even more convenience! Situated in an established North Lethbridge neighbourhood, this property is conveniently located close to schools, parks, shopping, recreation facilities, and other everyday amenities! Whether you're a first-time buyer looking for help with the mortgage, an investor wanting to add to your portfolio, or a family searching for a home with flexible living arrangements, this property has so much to offer! Don't miss your opportunity to see the potential for yourself! Call your favourite REALTOR® and book your private showing today!

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