



GRASSROOTS
REALTY GROUP

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631 14 Street S
Lethbridge, Alberta

MLS # A2326896



\$329,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,033 sq.ft.	Age:	1932 (94 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Attached, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Discover the potential in this charming 1,033 sq. ft. bungalow, ideally situated in one of the city's most sought-after central neighbourhoods. Offering 3 bedrooms, 2 bathrooms, and a generously sized lot, this home presents an outstanding opportunity for first-time buyers, investors, or anyone looking to add value through thoughtful updates. Filled with character, the home features original hardwood flooring in the living room and upper bedrooms, a cozy gas stove, and beautiful original wood doors and trim that showcase its timeless appeal. The electrical has already been updated, providing an excellent foundation for future improvements. Outside, you'll appreciate the welcoming covered front porch, spacious backyard complete with a fire pit, and a tandem detached garage. While the home would benefit from cosmetic renovations and a new roof, it offers incredible potential for someone with vision to transform it into something truly special. Properties with this combination of location, character, lot size, and opportunity are becoming increasingly difficult to find. Whether you're looking to build equity, renovate to your own style, or invest in a desirable neighbourhood, this is a property you won't want to miss.