



GRASSROOTS
REALTY GROUP

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1906 14 Avenue S
Lethbridge, Alberta

MLS # A2333104



\$435,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,242 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Wood Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this bright and inviting bungalow, perfectly situated on a quiet street in a desirable neighbourhood. Offering 4 bedrooms and 2 full bathrooms, this well-maintained home provides the ideal blend of comfort, functionality, and space for families, first time buyers, or those looking to downsize without sacrificing room. Natural light fills the home, highlighting the beautiful hardwood floors and creating a warm, welcoming atmosphere. The kitchen is both stylish and practical, featuring stainless steel appliances and plenty of space for everyday living and entertaining. Step outside to enjoy the private backyard, complete with a low maintenance composite deck perfect for summer BBQs, morning coffee, or relaxing evenings. Car enthusiasts, hobbyists, or anyone needing extra workspace will appreciate the oversized heated garage with 220 volt power, offering endless possibilities. Additional features include some updated vinyl windows, a functional layout, and a location you'll love in a peaceful, established neighbourhood close to everyday amenities. This is a wonderful opportunity to own a move in ready home in a fantastic location. Come see all it has to offer!