



GRASSROOTS
REALTY GROUP

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132 14 Street N
Lethbridge, Alberta

MLS # A2333137

\$549,900

Division:	Westminster		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,421 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		



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

Inclusions: Tree house, Safe, Sound system, security system hardware, Garage door control and remote

This beautifully maintained, fully developed two-storey home offers 1,421 sq. ft. of living space on a large lot with incredible outdoor amenities. From the moment you arrive, you'll appreciate the massive covered front veranda, large front parking pad, heated and fully developed detached garage, storage shed, and additional rear parking. The backyard is perfect for families, complete with a dream treehouse for the kids. Inside, the main floor features a bright and functional layout with a spacious living room, dining area, and kitchen, all accented by beautiful bamboo flooring. A convenient half bathroom and main floor laundry complete this level. Upstairs, you'll find three bedrooms, including a spacious primary with an impressive steam shower. The fully finished basement is made for entertaining with a theatre room, wet bar, three-piece bathroom, and a versatile flex room that could be used as an office, gym, or hobby space. Additional features include a covered maintenance-free deck with a gas line for your BBQ, under-deck storage, central vacuum, heated garage, and all appliances, window coverings, storage shed, and treehouse are included. Call your favourite REALTOR® today to book your private showing!