

2613 14 Avenue N
Lethbridge, Alberta

MLS # A2162305



\$339,900

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1972 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Attached Carport, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Unknown	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, hood fan, dishwasher, washer and dryer

Here's your opportunity to own a lovingly maintained 4 bedroom, 2.5 bathroom home in North Lethbridge. Tons of Living Space in this bi-level home with a big lot on quiet street with a paved back alley. Featuring a detached, heated, single car garage and large front carport with an exterior shed at side of house. Upstairs features a wood burning fireplace, hardwood floors and wooden blinds, and of course your spacious primary bedroom with ensuite! Also find two more Bedrooms and a newly updated Full bathroom. The Kitchen and attached Dining allow enough space for a family to eat and grow together. Living area features a large bright bay window overlooking the front yard trees, plus a wood burning fireplace. The basement is fully finished with plenty of space for family gatherings with a great Family room, a 4th Bedroom, Laundry room, separate Storage room AND under-stairs storage, and a Full Bathroom! It also has underground sprinklers; drinking water system; newer hot water tank; refurbished furnace; 2-year-old asphalt shingle roofs on house and on garage. The yard includes raspberry bushes, garden plot, a dirt pad to support additional storage tent or structure or raised garden beds, additional shed and brick patio. This is a wonderful family home, and with all the custom touches, upgrades and great living spaces.