

\$409,900 - 1406 14 Street N, Lethbridge

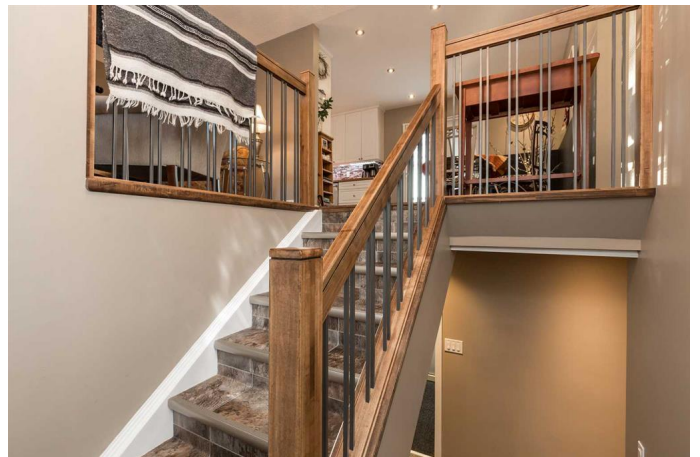
MLS® #A2097602

\$409,900

4 Bedroom, 2.00 Bathroom, 900 sqft
Residential on 0.25 Acres

Winston Churchill, Lethbridge, Alberta

Charming 4-Bedroom Home with great updates on a quarter acre lot! Welcome to your dream home! This beautifully updated 4-bedroom, 2-bathroom gem is nestled in a great, northside community and offers an abundance of modern features that are sure to impress. With a total of 1716 square feet of living space, you are sure to have enough room for your family. As you step inside, you'll be greeted by a stunning updated kitchen that boasts butcher block counters, new cabinets, and stainless steel appliances. The main floor design flows seamlessly into the spacious living area, where newer flooring and fresh paint create a warm and inviting atmosphere. With two bedrooms on each floor, this home offers flexibility and convenience. The lower level features a living room and ample storage space, providing endless possibilities for relaxation and organization. But the true showstopper of this property is the expansive 10,887 square foot lot, equivalent to a quarter of an acre! One of the best features is the big 12x20 deck off the back. This composite trex deck offers you a great place to sit, bbq, and enjoy your backyard. Plus with this kind of deck, you don't have to worry about staining it, or replacing it every few years! Whether you have a green thumb or simply desire outdoor space to enjoy, this generous lot offers endless opportunities for gardening, play, and entertainment. Don't forget that it's fully fenced in for your children, or furry friends. For those with a passion for



mechanics or DIY projects, the massive 30'x30' detached garage is a dream come true. Fully insulated and heated, it's the perfect workshop space to bring your creative ideas to life. This garage was one of the main reasons these owners wanted this house! Massive lot, massive garage! Plus, there's plenty of room behind the garage for parking at least two RVs. The fence behind the garage swings open allowing you to easily park back there. Additional perks include Central A/C, along with an updated furnace and hot water tank. This home has been meticulously cared for, leaving you with nothing to do but move in and enjoy the tranquil surroundings. Don't miss the chance to make this remarkable property your forever home. Contact a Realtor today to schedule a showing and experience this home for yourself!

Built in 1969

Essential Information

MLS® #	A2097602
Price	\$409,900
Sold Price	\$400,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	0.25
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1406 14 Street N
Subdivision	Winston Churchill

City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2W7

Amenities

Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Cul-De-Sac, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 18th, 2023
Date Sold	January 22nd, 2024
Days on Market	34
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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