



Anne French  
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Love where you live.

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533 14 Street S  
Lethbridge, Alberta

MLS # A2167048



**\$440,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	1,647 sq.ft.	<b>Age:</b>	1910 (114 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	On Street, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Crown Molding		

**Inclusions:** Fridge, Stove, OTR Microwave, Dishwasher, Washer & Dryer, Deep Freezer, Central Vac & Attachements, All Window Coverings

Discover the charm of this inviting 4-bedroom, 2 full-bath character home at 533 14 St S, located in the heart of Victoria Park. From the moment you step onto the spacious front deck, you'll feel the warmth and character of this beautifully preserved gem, offering a unique living experience in one of Lethbridge's most desirable neighbourhoods. Inside, the main floor greets you with a sunlit living room adjacent to a formal dining room. This floor also features a convenient 3-piece bathroom with laundry and a kitchen with a sliding door that opens to a beautiful, spacious backyard filled with flowers and plants, complete with a single detached garage. Upstairs, you'll find the primary bedroom, along with two additional bedrooms and a second 3-piece bathroom that blends vintage charm with modern comfort. The cosy half-upper floor provides an extra bedroom, ideal for guests or a quiet personal space. The basement offers plenty of storage and the flexibility to make the space your own. Located near London Road Market, schools, parks, and restaurants, this home gives you easy access to everything you need. It's not just a house, but a place where memories are made. Don't miss the opportunity to own this enchanting character home in a prime location. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.