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1314 Waterton Road S  
Lethbridge, Alberta

MLS # A2167377



**\$499,000**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,731 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** None

Spacious Bungalow in South Lethbridge. Located in a quiet cul-de-sac, this 1,731 sq. ft. home offers 4 bedrooms, 2.5 baths, and a massive primary suite with ensuite. Features include vaulted ceilings, a main-floor office, a heated garage, a workshop area, and a large storage room. With central AC and plenty of space, this home is perfect for comfortable living!