

244 14 Street N
Lethbridge, Alberta

MLS # A2206005



\$249,900

Division:	Westminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,017 sq.ft.	Age:	1946 (79 yrs old)
Beds:	3	Baths:	1
Garage:	None, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Flood Plain, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge, stove, washer, dryer, deep freeze

Welcome to 244 14 St N, a charming 1.5-story home offering 1,017 square feet of inviting living space. This well-maintained property combines character and practicality, making it a great choice for a variety of buyers. Upon entering, you are greeted by a comfortable living room that sets the tone for a warm and welcoming atmosphere. The main level also features a bright dining room, perfect for enjoying meals with family and friends. The kitchen provides ample cabinetry and workspace, while the adjacent mudroom adds convenience and additional storage options. A four-piece bathroom completes the main floor layout. Upstairs, you will find two bedrooms, each offering a cozy retreat with natural light. The lower level adds valuable functionality to the home, featuring another bedroom, a dedicated laundry area, and plenty of storage space. Step outside to enjoy the deck, ideal for relaxing or entertaining, overlooking a sizeable backyard with room to garden, play, or simply unwind. This home offers a great balance of comfort and practicality in a desirable north side location. Contact your favourite REALTOR® today!