

# \$244,900 - 244 14 Street N, Lethbridge

MLS® #A2206005

**\$244,900**

3 Bedroom, 1.00 Bathroom, 1,017 sqft

Residential on 0.12 Acres

Westminster, Lethbridge, Alberta

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!

Built in 1946

## Essential Information

MLS® # A2206005

Price \$244,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,017
Acres	0.12
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	244 14 Street N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2V9

### **Amenities**

Parking Spaces	2
Parking	On Street, None

### **Interior**

Interior Features	Ceiling Fan(s), Storage
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Lawn, Flood Plain, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	35
Zoning	R-L(W)

**Listing Details**

Listing Office	Onyx Realty Ltd.
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