

# \$434,900 - 1517 14 Avenue N, Lethbridge

MLS® #A2268551

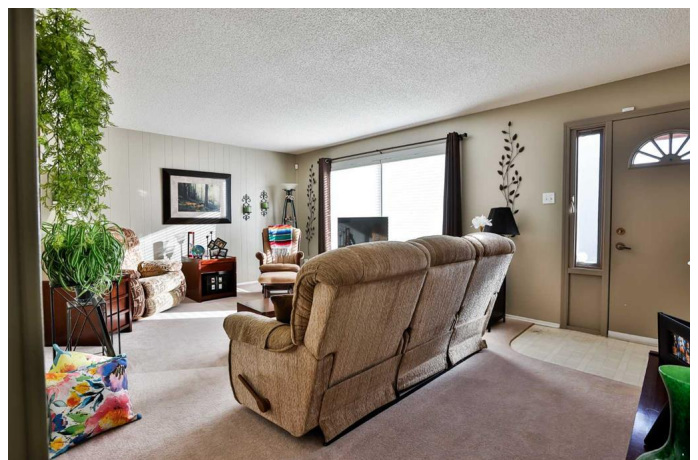
**\$434,900**

3 Bedroom, 2.00 Bathroom, 1,165 sqft  
Residential on 0.14 Acres

Winston Churchill, Lethbridge, Alberta

Immaculate and Move-In Ready! This beautifully maintained bungalow with 2 bedrooms and a den up, 1 bedroom down offers numerous upgrades and an ideal location close to elementary, middle, and high schools—as well as parks, a swimming pool, and an ice arena. The custom-crafted kitchen features white cabinetry, new countertops, a stylish tile backsplash, custom blinds, and elegant bamboo flooring. The primary bedroom is directly adjacent to the main bath, showcasing a jetted tub, dual sinks, ceramic tile flooring, and a chic modern shower. One of the main-floor bedrooms is perfectly suited as a home office, complete with double patio doors that open onto a private composite deck surrounded by mature landscaping.

Downstairs, the spacious family room is designed for relaxing and entertaining, with a cozy gas fireplace, wet bar, three-piece bathroom, and large TV area. Outside, the professionally landscaped, low-maintenance yard offers a private patio, cedar fencing, retaining wall, and lush trees. A 26' x 24' double garage—fully insulated and drywalled with 8' doors—is every man's dream and don't forget about the carport. Additional features include PVC windows, a newer energy efficient furnace, central air conditioning, a newer asphalt bonded roof, an alarm system, gas BBQ line and more. This home truly has everything your family needs for comfort, convenience, and years of enjoyment.



Built in 1968

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268551    |
| Price          | \$434,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,165       |
| Acres          | 0.14        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1517 14 Avenue N  |
| Subdivision | Winston Churchill |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1H 1V4           |

## Amenities

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 4                               |
| Parking        | Carport, Double Garage Detached |
| # of Garages   | 2                               |

## Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | Storage, Vinyl Windows |
| Appliances        | See Remarks            |
| Heating           | Forced Air             |
| Cooling           | Central Air            |
| Fireplace         | Yes                    |
| # of Fireplaces   | 1                      |
| Fireplaces        | Gas                    |
| Has Basement      | Yes                    |
| Basement          | Full                   |

**Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Corner Lot, Landscaped                       |
| Roof              | Flat Torch Membrane                          |
| Construction      | Brick, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 13                 |
| Zoning         | R-L                |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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