



GRASSROOTS
REALTY GROUP

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1117 19 Street S
Lethbridge, Alberta

MLS # A2217018



\$415,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	925 sq.ft.	Age:	1951 (74 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	Quartz Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Basement Fridge (As Is), Basement Stove (As Is)

Location, Location, Location! This 3+2 bedroom home is ideally situated within walking distance to the hospital, parks, schools, and shopping – an unbeatable spot for tenants or future resale value. This property features an illegally suited basement offering excellent rental potential. Numerous upgrades have been completed, including granite countertops, newer main floor appliances, updated main floor bathroom, windows, roof, hot water tank, and a brand-new furnace (installed Dec 2024) – giving you peace of mind for years to come. Enjoy a nice-sized backyard with a side concrete patio, perfect for entertaining or relaxing. There is off-street parking, RV space, a single-car garage, and a 14x10 shed for extra storage. Whether you're looking to live up and rent down, or add to your portfolio, this home is a must-see! Call your favorite agent to book a showing.