



GRASSROOTS
REALTY GROUP

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**1923 19 Avenue S
Lethbridge, Alberta**

MLS # A2218709



\$424,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,278 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, C		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), French Door, Sump Pump(s)		

Inclusions: Garage Door Opener and 1 Remote

Welcome to this charming four-level split home located just one block from Agnes Davidson School and a mere 200 yards from the beloved Sugar Bowl. This well-maintained property features three spacious bedrooms and two full bathrooms, perfect for families seeking comfort and convenience. Recent updates include a brand new 24 x 24 car garage with radian heat and just built one year ago, providing ample space for your vehicles and storage needs. The home's exterior boasts durable cement board siding and newer asphalt shingles, both just a year old, ensuring a modern and attractive curb appeal. Additionally, all windows have been replaced within the last year, enhancing energy efficiency and natural light throughout the home. The basement was just recently painted to add a nice feel to the space. The rear landscaping was recently completed also to give your family that perfect entertaining space. This prime location offers easy access to schools, parks, and recreational facilities, making it an ideal spot for families. Don't miss your chance to own this beautifully updated home that combines modern amenities with a fantastic neighborhood. Schedule your viewing today with your favourite REALTOR®!!!!