



GRASSROOTS
REALTY GROUP

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1413 19 Street N
Lethbridge, Alberta

MLS # A2233440



\$389,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Attached Carport, Double Garage Detached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Level,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: fridge, stove, dishwasher, washer, dryer, central vac (AS IS), window coverings, garage door opener and 1 remote

This well-maintained 1176 square foot bungalow is located in a quiet cul de sac, just minutes from schools, shopping, and other amenities. The main floor offers three good-sized bedrooms and two bathrooms, including a convenient two-piece ensuite off the primary bedroom. The spacious kitchen provides plenty of room for cooking and storage, and opens to a formal dining area that flows into a large living room, perfect for gatherings or relaxing at the end of the day. Downstairs, the basement includes a fourth bedroom with a window that does not meet current egress standards, a newer bathroom, and a mostly open layout ready for future development. The home sits on a large lot with ample outdoor space, a partially covered carport, and an 18 by 24 garage offering extra storage or workspace. This property provides a solid layout with great potential for customization.