



GRASSROOTS
REALTY GROUP

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615 19 Street N
Lethbridge, Alberta

MLS # A2248220



\$399,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,098 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L(W)
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: In basement- fridge, stove, hoodfan, windowcoverings, washer/dryer

This versatile home offers a fantastic layout that is perfect for both families and investors. It's an ideal choice for those looking to live upstairs while renting out the basement. The upstairs features two bedrooms, making it perfect for a family or accommodating guests. You'll find one full bath and one half bath, conveniently designed for everyday use. The bright open floor plan between the living area and the kitchen makes it perfect for young families or entertaining. A cozy wood-burning fireplace adds warmth and charm to the living space, creating an inviting atmosphere. Venturing down to the illegal suite in the basement, you'll discover a separate kitchen that is fully functional, ready for tenants or family use. The basement also includes a comfortable bedroom, bathroom and living space, making it an ideal rental suite or additional living area for children. This property is not just a home; it's a great investment opportunity! Whether you choose to rent out the basement or accommodate extended family, the possibilities are endless. Don't miss out on this unique chance to own a multi-functional property!