



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1811 19 Ave S
Lethbridge, Alberta

MLS # A2258986



\$389,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Gated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	Bar, Ceiling Fan(s), Central Vacuum, See Remarks

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

Inclusions: see list above

Welcome to this beautifully maintained 936 sq. ft. bungalow in the highly sought-after Agnes Davidson neighborhood. Built in 1959, this charming home blends thoughtful updates with timeless character. Step inside to an efficient layout featuring new flooring throughout, a wood-burning fireplace for cozy evenings, and a wet bar perfect for entertaining. Recent upgrades include a newer roof, updated windows, new air conditioning, and a hot water tank—all ensuring comfort and peace of mind. Enjoy a private backyard with durable metal fencing, plus a double heated garage with RV door, offering excellent space for parking, storage, or hobbies. Located in a prime area, this home is within walking distance to schools, close to the Sugarbowl, and just minutes from shopping, dining, and everyday amenities. This property showcases true pride of ownership and is move-in ready. Don't miss your chance to own a home in one of the city's most desirable neighborhoods!