



**GRASSROOTS**  
REALTY GROUP

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

**1911 19 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2263262**



**\$569,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Primary Downstairs, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, washer, dryer, dishwasher, microwave, window coverings, all pool accessories

Welcome to this classically styled 3-level split offering the perfect blend of comfort, charm, and modern updates. With 4 bedrooms, 2 bathrooms, and a beautifully designed open-concept main floor, this home is ideal for families, professionals, or anyone looking to enjoy both indoor and outdoor living. Step into the open-concept main floor, where you'll find gleaming hardwood floors, a cozy gas fireplace, and a modern kitchen featuring stainless steel appliances and updated cabinetry—perfect for entertaining or quiet nights at home. The lower level has been thoughtfully transformed into a luxurious private primary suite, complete with a second fireplace, a spacious walk-in closet, and a recently renovated 4-piece ensuite. Enjoy spa-like features including a soaker tub, separate tiled shower, heated floors, and convenient in-suite laundry. The upper level offers three bright bedrooms and a full bathroom—ideal for children, guests, or flexible space like a home office or hobby room. From the dining area, walk out to your private backyard oasis, featuring a stunning 32' x 16' in-ground pool, composite decking, an outdoor change room, permanent holiday lighting, and lush professional landscaping—a dream setting for summer entertaining or quiet relaxation. The front yard offers beautiful curb appeal with a new front deck facing a nearby playground, and a professionally landscaped front yard that welcomes you home in style. This unique and well-cared-for property on the edge of the SugarBowl is ready for its next chapter—don't miss your chance to make it yours. Book your private showing today!