



GRASSROOTS
REALTY GROUP

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1014 19 Street N
Lethbridge, Alberta

MLS # A2263395



\$339,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	759 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Suite
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

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

Inclusions: N/A

Welcome to this charming and well-maintained home tucked away in a tidy and quiet neighborhood near Wilson Middle School. This inviting property features 1 bedroom upstairs and 2 more down, along with 2 full bathrooms and tasteful updates throughout. The bright main floor offers a comfortable living area, a functional kitchen, and a cozy dining space that opens to the beautiful backyard. Downstairs, you'll find a partially finished space with a small, non-conforming suite setup — offering fantastic potential for a basement rental or multi-generational living. With a few thoughtful reconfigurations, this area could easily be adapted to suit your needs. Outside, enjoy a spacious, private yard that's perfect for relaxing or entertaining around the fire pit. The property also features a **double detached garage**, **rear alley access**, and **extra RV parking** — a rare find in this price range. This is a solid, versatile home in a well-kept area with great neighbors and schools nearby. Whether you're a first-time buyer, investor, or downsizer, this property offers great value, comfort, and room to grow — all at a bargain price!