



GRASSROOTS
REALTY GROUP

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**1919 19 Avenue S
Lethbridge, Alberta**

MLS # A2268685



\$429,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,303 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Pantry, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Chest Freezer, 2 Sheds (Move-able), Window Coverings, A/C Unit

This unique bungalow, nestled within the heart of Agnes Davidson, is located directly across from the Sugar Bowl, and close to École Agnes Davidson School. Whether you are looking for a lovely family home, an investment property, or perhaps a complete re-design, your home ownership options are many! Character abounds within, featuring three spacious bedrooms, two full bathrooms, an abundance of living space, a basement gas fireplace, newer roof, furnace, air conditioner, hot water tank and fence. A corner lot with alley access provides you with the option to build a good sized garage. If a well established south-side neighbourhood residence is calling you, be sure and contact your Realtor® today for a showing!