



GRASSROOTS
REALTY GROUP

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2231 19 Street S
Lethbridge, Alberta

MLS # A2270104



\$575,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,012 sq.ft.	Age:	1969 (56 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Off Street, Single Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Irrigation		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub		

Inclusions: Stove, Hood Fan, Dishwasher, Washer, Dryer, Upright Freezer, A/C, Window Coverings, Shelving in the Basement, Fish in the pond with feeder and pond supplies, Furniture

Welcome to 2231 19 St S, a comfortable 1.5 storey home built in 1969 on a quarter acre lot with plenty of outdoor space, apple trees, and a small fish pond. This well-cared-for, one-owner home is conveniently located in the southside, just minutes from Sugar Bowl, the Chinook public park area, Chinook Regional Hospital, and Scenic Heights Park. The main floor features a bright living room with a gas fireplace, a dining area connected to the living room, a practical kitchen, and a second family room that opens to the heated sunroom, providing usable space year round. The primary bedroom with a half ensuite and a convenient main floor laundry complete the main level. Upstairs, you'll find three more bedrooms and a four piece bathroom, while the basement adds even more space with two additional bedrooms, another four piece bath, and a spacious storage and utility area. Outside, the large lot offers plenty of room to garden, relax, or store tools in the shed, making it ideal for everyday living and outdoor projects. For a closer look, please view the video walkthrough in the links tab or on YouTube by searching the home address.