



GRASSROOTS
REALTY GROUP

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

451 19 Street N
Lethbridge, Alberta

MLS # A2273043



\$274,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	914 sq.ft.	Age:	1957 (68 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L(W)P
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Fridge, Stove, Washer, Dryer

Welcome to this adorable and well-maintained 3-bedroom home, perfectly situated in a highly convenient neighborhood. Featuring a single detached garage and a cozy, functional layout, this property is ideal for first-time buyers, young families, or anyone looking for a comfortable and inviting place to call home. Located just steps away from schools, grocery stores, Starbucks, Tim Hortons, and McDonald's, you'll love the unbeatable walkability. Need to run errands? Walmart is only a 5-minute drive away, making day-to-day living a breeze. With its great location, charming curb appeal, and practical features, this home offers incredible value. Don't miss out—call your favourite REALTOR today!