



**GRASSROOTS**  
REALTY GROUP

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**513 19 Street N  
Lethbridge, Alberta**

**MLS # A2275603**



**\$189,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	655 sq.ft.	<b>Age:</b>	1915 (111 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-L(W)P
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, See Remarks		

**Inclusions:** Other items in property can be included (as is)

A unique bungalow located in a quiet north side neighbourhood close to schools, restaurants and Westminster pool. The house is situated on a large lot with potential for a garage/RV parking. A new wood fence was completed earlier this year, north side fence is metal. The roof was replaced within the last couple of years. Upgrades or finishings are necessary on this one bedroom property that could be turned back into two bedrooms.