



GRASSROOTS
REALTY GROUP

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2035 19 Avenue N
Lethbridge, Alberta

MLS # A2280785



\$449,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,071 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Street Li		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		

Inclusions: Fridge, stove, washer, dryer, window coverings, garage remote (s), fountain, arbours, desks

Welcome home to this beautifully maintained four-level split, nestled in a quiet cul-de-sac and filled with pride of ownership. Offering three bedrooms which include a primary bedroom with two piece ensuite , this home features a third level family room and a cozy lower-level wood-burning fireplace and thoughtfully updated furnace, hot water tank, and air conditioner (all under 10 years old). Step outside to a true gardener's delight—a lush, lovingly cared-for backyard with Concordia grape vines, winding walking paths, and a stunning covered deck with outdoor fireplace, perfect for relaxing or entertaining. Completing the property is a double detached heated garage with attached greenhouse, ideal for hobbyists and garden lovers alike. A shed along the south side of the home provides additional extra storage. This warm, welcoming, and wonderfully unique family home is a home you'll instantly feel connected to. Contact your favourite REALTOR® today!