



**2419 19 Street N**  
**Lethbridge, Alberta**

**MLS # A2291018**



**\$425,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Heated Garage, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Window coverings, shed, Underground sprinklers

Is this the one you've been waiting for? Opportunities like this are few and far between. A rare to market one owner home, proudly maintained for 50 years, located on a quiet crescent just steps from Vista Park and within walking distance to Sobeys, Circle K/Esso, Original Joe's, Pizza Hut, and the liquor store. This is the kind of location buyers hold onto for decades. This solid, well-loved home offers incredible functionality inside and out. You will appreciate the heated double garage, front driveway, and additional RV parking at the rear, a rare combination that provides outstanding flexibility. The backyard is a private retreat with a covered deck, lush lawn, underground sprinklers, and a beautiful stone patio with pathway. It is a space designed to be enjoyed. Inside, natural light pours in through large bay windows, creating a warm and inviting atmosphere. The main floor currently features two bedrooms but can easily be converted back to three. The kitchen was updated just a few years ago with raised maple cabinetry and an upgraded appliance package, blending timeless style with modern convenience. Permanent exterior lighting complete with a remote adds a unique and practical touch. The fully developed basement offers even more living space with a cozy brick faced fireplace, a spacious bedroom with room to add another, a full bathroom, generous storage, and cold storage complete with a built in safe. Recent upgrades include the furnace and water heater, and air conditioning ensures comfort during the summer months. This is a well cared for, mechanically updated home in a mature neighbourhood with parks and amenities just around the corner. Location, parking, condition, and pride of ownership all come together here.