



2043 19 Street N
Lethbridge, Alberta

MLS # A2297848



\$479,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,149 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Attached Carport, Concrete Driveway, Off S		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot		

Heating:	Fireplace Insert, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Refrigerator, Gas Range and Stove, Dishwasher, Washer, Dryer, Air-Conditioning, Central Vacuum and Attachments, Blinds and Window Coverings, Gas BBQ

Welcome to this outstanding family home offering great space, comfort and thoughtful updates throughout! The home has been beautifully updated, highlighted by an elegantly designed kitchen featuring quartz countertops and all new appliances with a gas range cooktop. From your dining room stepping right out to the covered deck complete with a gas BBQ hookup ideal for entertaining and enjoying your Summer nights! This bi-level offers 4 bedrooms and 2 modern bathrooms, new vinyl plank flooring all throughout the main level along with an inviting basement with new carpet, large living spaces, a second fireplace and a convenient rear entry through the Laundry room. With it's layout and separate access the basement also presents excellent suite potential for extended family or added income. A truly unique focal point is the rock fireplace in the living room, constructed from glacier stones with visible fossil imprints, an incredible conversation piece! Step outside to a private, fully fenced backyard with mature shrubs and an impressive variety of fruit trees, including a Honeycrisp apple tree, Haskap berry, Honeyberry and Sour Cherry trees plus a Mount Royal plum tree! The carport offers great functionality and could easily be enclosed to create a single attached garage if desired plus another cement driveway and plenty of street parking for guests. Located in a desirable Northside neighborhood with a quick 3 minute drive to Winston Churchill High School and Stan Siwik Family Swimming Pool, close to shopping and everyday amenities, this home is a fantastic opportunity for a growing family!