



**1506 19 Avenue N
Lethbridge, Alberta**

MLS # A2142684



\$339,000

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|------------------|---|---------------|-------------------|
| Division: | Winston Churchill | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 835 sq.ft. | Age: | 1976 (48 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Level, Private | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Stone Counters, Storage, Vinyl Windows, Wet Bar | | |

Inclusions: Fridge, Stove, Dishwasher, Hood Fan.

Welcome to this charming bi-level home, offering 835 square feet of comfortable living space. This residence features three inviting bedrooms and two well-appointed bathrooms, designed to accommodate both relaxation and functionality. Upon entering, you are greeted by an open floorplan that seamlessly connects the living, dining, and kitchen areas. The blend of vinyl plank and carpet flooring throughout adds a touch of elegance and warmth to the home's interior. The kitchen is equipped with modern amenities and ample storage, making it a delightful space for meal preparation and entertaining. The adjacent living and dining areas provide a versatile layout, perfect for both everyday living and hosting guests. A standout feature of this home is its fully finished basement, offering additional living space that can be tailored to your needs. Whether you envision a cozy family room, a home office, or a recreational area, this basement provides endless possibilities. This bi-level home combines comfort, style, and practicality, making it an excellent choice for those seeking a well-rounded living experience. Don't miss the opportunity to make this wonderful property your own. Contact your favourite Realtor today!