



2043 19 Street N
Lethbridge, Alberta

MLS # A2143166



\$383,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,140 sq.ft.	Age:	1972 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Carport, Concrete Driveway, Front Drive, Off Street, On Street,		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Gard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: sheds if accept they may have to be moved

Looking for an exceptional family home that shows true pride of ownership? Long time owners have raised their family here and are now ready for the next chapter of retirement. They have so many nice improvements over the years from the kitchen, to bathrooms , furnace, flooring, to creating a magnificent yard featuring the perfect herb garden, apple tree(honey crisp), honey berry, haskap berry, sour cherry, mt royal plum tree, as well as healthy mature shrubs & landscaping. The fenced in yard is very private with lots of space for the trampoline, or the dog run, or expand into more parking if you have a household of teenagers with cars! The sundeck is nicely covered with a gas barbeque hooked up ready to enjoy the summer entertaining. This home features 4 bedrooms, 2 modern bathrooms, 2 fireplaces, & central air conditioning. The real cool feature is the rock fireplace in the living room. The stones came from glaciers (that were ok to collect in the 70;s)and shows fossil imprints !! This bi level floorplan has a rear entry from the basement to outside which is a very convenient feature. The basement has large windows and is very bright! . There is a lot of storage space both indoors and outside with sheds, under deck storage. The carport could be enclosed and turned into a single attached garage but has serviced well just like it is. Truly a nice home in a nice northside location that shows the neighbors look after their properties too!! Close to schools, shopping, be sure to take a look here!!