



1134 19th Street S  
Lethbridge, Alberta

MLS # A2143374



**\$304,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	918 sq.ft.	<b>Age:</b>	1951 (73 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Laminate Counters, Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Fridge, stove, washer, dryer, central air conditioning, all window coverings including blinds, garage door opener and 1 remote, microwave, projector screen in living room, built-in speakers in main floor rooms, alarm system

Imagine a home where convenience meets modern luxury. This property boasts a main floor laundry, a prime southside location near essential amenities like hospitals and schools, and central air conditioning for those warm summer days. The house is entertainment-ready with a home theatre wiring and speakers across the main floor. Practical updates include a water heater, washer, and dryer replaced within the last five years, roll shutters plus alarm system for added security, and two sump pumps ensuring peace of mind. The roof is worry-free with new shingles from 2017 and leaf guards on the eaves. Outside, the large yard with alleys on two sides and a spacious 24 x 30 garage com