



GRASSROOTS
REALTY GROUP

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1114 19 Street S
Lethbridge, Alberta

MLS # A2211667



\$265,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	951 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: two sheds as is.

This 3-bedroom, 2-bathroom home offers a smart and functional layout, situated on a 6,000 sq ft lot—perfect for future development, including the potential for a garage (buyer to verify with the city). Ideally located near the hospital, this home is both convenient and full of potential. Recent improvements include fresh paint in parts of the upper level, a renovated main bathroom, and updated shingles in 2015 (25-year shingles). You'll appreciate the character of the hardwood flooring and crown molding that flow through much of the upstairs. A rear entry provides added flexibility. The home is currently vacant and available for quick possession. While some updates may be needed, this is a fantastic opportunity to own a property under \$300,000 and add your own touches. Don’t miss out—contact a REALTOR® today to schedule a showing.