

**1919 19 Avenue S  
Lethbridge, Alberta**

**MLS # A2268685**



**\$429,000**

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | Agnes Davidson    |               |                   |
| <b>Type:</b>     | Residential/House |               |                   |
| <b>Style:</b>    | Bungalow          |               |                   |
| <b>Size:</b>     | 1,303 sq.ft.      | <b>Age:</b>   | 1959 (67 yrs old) |
| <b>Beds:</b>     | 3                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad       |               |                   |
| <b>Lot Size:</b> | 0.12 Acre         |               |                   |
| <b>Lot Feat:</b> | Corner Lot        |               |                   |

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Brick, Concrete, Vinyl Siding, Wood Frame

**Zoning:** R-L

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Pantry, See Remarks

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Chest Freezer, 2 Sheds (Move-able), Window Coverings, A/C Unit

This unique bungalow, nestled within the heart of Agnes Davidson, is located directly across from the Sugar Bowl, and close to Agnes Davidson School. Whether you are looking for a lovely family home, an investment property, or perhaps a complete re-design, your home ownership options are many! Character abounds within, featuring three spacious bedrooms, two full bathrooms, an abundance of living space, a basement gas fireplace, newer roof, furnace, air conditioner, hot water tank and fence. A corner lot with alley access provides you with the option to build a good sized garage. If a well established south-side neighbourhood residence is calling you, be sure and contact your Realtor today for a showing!