

451 19 Street N
Lethbridge, Alberta

MLS # A2273043



\$274,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Westminster | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 914 sq.ft. | Age: | 1957 (68 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Off Street, Single Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, See Remarks | | |

| | | | |
|--------------------|--------------------------------|-------------------|---------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-L(W)P |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks, Separate Entrance | | |

Inclusions: Fridge, Stove, Washer, Dryer

Welcome to this adorable and well-maintained 3-bedroom home, perfectly situated in a highly convenient neighborhood. Featuring a single detached garage and a cozy, functional layout, this property is ideal for first-time buyers, young families, or anyone looking for a comfortable and inviting place to call home. Located just steps away from schools, grocery stores, Starbucks, Tim Hortons, and McDonald's, you'll love the unbeatable walkability. Need to run errands? Walmart is only a 5-minute drive away, making day-to-day living a breeze. With its great location, charming curb appeal, and practical features, this home offers incredible value. Don't miss out—call your favourite REALTOR® today!