

**624 19 Street N**  
**Lethbridge, Alberta**

**MLS # A2296553**



**\$539,900**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,651 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Positioned on a premium corner lot with only one neighbouring property, this well-built two-storey home offers privacy, space, and exceptional functionality. The fully fenced yard and rear alley access add to the convenience and appeal of this family-friendly property. A rare and highly desirable feature of this home is the parking: two separate driveway parking pads, providing front access to both the single attached garage and the double detached garage. Whether you have multiple vehicles, guests, or recreational toys, parking is never an issue. Inside, the 1,650 sq. ft. layout is designed for comfortable everyday living. The open main floor features a welcoming kitchen with stainless steel appliances, custom cabinetry, and a central island, flowing seamlessly into the dining area and living room—ideal for entertaining or family time. Upstairs offers three generously sized bedrooms, including a spacious primary suite with a 5-piece ensuite. With 3.5 bathrooms throughout the home, convenience is ensured for busy households. Quality construction is evident with durable Hardie board siding, 9-foot upper-level ceilings, and thoughtful finishing throughout. Located close to schools, parks, and essential amenities, this home combines privacy, practicality, and location. Corner-lot properties with this level of parking, privacy, and garage space are rare. Contact your REALTOR® today to schedule your private showing.