



Anne French
Your REALTOR®
Love where you live.

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628 19th Street S
Lethbridge, Alberta

MLS # A2307174



\$344,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	821 sq.ft.	Age:	1949 (77 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum		

Inclusions: Hood fan, built-in blinds and central vac powerhead are all included AS IS.

What a classic!! This 4 bed, 2 bath, 1949 raised bungalow tucked along a tree-lined street feels like home the minute you pull up. As you step through that iconic blue door, you're greeted by gleaming original hardwood floors and a stunning brick wood burning fireplace: WETT inspected and ready for any Alberta snow day! Large windows throughout the main floor keep things bright and offer views of your large 125 deep backyard. The large eat-in kitchen features a breakfast bar open to the living room, creating a space for easy conversation while you whip up your family's favourite dinner. Down the hall you'll find two generous bedrooms and a 4-piece bathroom, as well as custom storage & cozy vibes throughout. Downstairs you'll find a huge recreation room, with large windows make the space feel open and highly liveable. The basement features two additional bedrooms for family, guests, or a home office, a 3-piece bathroom, and large laundry area (including a brand new washer and dryer from fall 2025). Out the back door, the west-facing 50 x 125 foot lot has room to grow, and grow and grow with two huge raised beds, a large shed, and space to park your RV or trailer. Or revamp the back yard to make room to build your dream garage. Recent updates include newer shingles (2020), PEX plumbing (2023), a newer hot water tank, updated marmoleum flooring in the kitchen, and fresh paint: so many of the big-ticket items are already taken care of. This sweet home is located an easy walk to multiple schools, Chinook Regional Hospital, or Henderson Lake Park, or hop public transit to anywhere in the city - just at the end of the block on 6th Ave S. Call your favourite Realtor today to come take a look!