

1815 19 Avenue S
Lethbridge, Alberta

MLS # A2325342



\$359,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Light Fixtures and Window Coverings

Well-Maintained Family Home in the Desirable Angus Davidson Area Welcome to this solid, well-maintained home located in the highly sought-after Angus Davidson neighborhood. Ideally situated close to schools, parks, and an extensive network of walking trails, this property offers the perfect combination of convenience, comfort, and community. Built around 1958, this home has been lovingly cared for over the years and features 100 Amp service and several important updates, including: Forced-air furnace (2002) Hot water tank (2014) Roof and windows approximately 10 years old enjoy the private backyard, an ideal space for relaxing, entertaining, gardening, or letting the kids and pets play. The property also offers RV parking, providing extra convenience for recreational vehicles, trailers, or additional parking needs. The partially developed basement offers excellent potential to expand your living space. Whether you're envisioning a spacious family room, extra bedrooms, a home office, or a hobby area, you have the flexibility to finish it to suit your lifestyle. This is a quality home in an established, family-friendly neighborhood that continues to be one of the city's most desirable locations. If you're looking for a property with solid construction, valuable updates, room to grow, and a fantastic location, this home deserves a place on your must-see list.