

1514 19 Avenue N
Lethbridge, Alberta

MLS # A2340817



\$454,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions:	N/A
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****Welcome to 1514 19 Avenue N, a beautifully renovated home with incredible investment potential! This property offers 4 bedrooms, 2 bathrooms, and a double heated garage, and thoughtful upgrades throughout. Enjoy the peace of mind of all-new windows, a new furnace, durable metal and Hardie board siding, stylish kitchens, and beautiful finishes designed to stand the test of time. The home also offers the flexibility to live upstairs and potential rental income from the lower level, making it an excellent opportunity for investors or homeowners looking to offset their mortgage. Outside, the backyard becomes your own private retreat, featuring a beautiful waterfall that creates a calming, relaxing atmosphere while adding a stunning focal point to the yard. The Duradeck provides a low-maintenance outdoor space, perfect for enjoying summer days without the hassle of constant upkeep. With its combination of renovations, functionality, rental potential, and unique outdoor features, this is a property you won't want to miss! Lower-level suite is illegal but self contained and tastefully renovated.**