

241 19 Street N
Lethbridge, Alberta

MLS # A2348384



\$360,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,043 sq.ft.	Age:	1907 (119 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Gazebo, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Storage		

Inclusions: Built in Dishwasher, washer, dryer, blinds, 1 garage door opener and 2 remote, sheds, shelving in cold room and garage, 2 safes no code as is, 1 in garage and 1 in home

Attention First-Time Home Buyers & Investors! This well-maintained home offers excellent value and plenty of potential! The main floor features 3 spacious bedrooms, 1 full bathroom, a bright and inviting living room, and a functional kitchen with stainless steel appliances. You'll also appreciate the newer flooring throughout the main level. The basement includes 2 bedrooms, 1 full bathroom, and a spacious living room. With its separate side entrance, the layout offers great potential for a future basement suite (subject to municipal approval and approvals). Several important updates have already been completed, including new windows (2024), a 7-year-old furnace, and a 5-year-old hot water tank, giving you added peace of mind. Step outside to enjoy the massive backyard, complete with a deck and pergola—perfect for relaxing or hosting summer gatherings. The double detached garage with two overhead doors provides plenty of versatility, allowing you to park your vehicle on one side while using the other as a workshop or additional storage. Whether you're a first-time home buyer looking for room to grow or an investor searching for your next opportunity, this property is one you won't want to miss!