

**1521 19 Avenue N
Lethbridge, Alberta**

MLS # A2353643

\$350,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	795 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: underground sprinklers

This charming bi-level home proves that great things come in smaller packages! This home makes excellent use of its space, offering 3 bedrooms, 2 bathrooms, and a double detached garage. Located in an established North Lethbridge neighbourhood, the home features a bright living room, a functional kitchen and comfortable spaces for everyday living. The lower level adds valuable living space with a cozy family room perfect for movie nights, relaxing, or entertaining. Outside, you'll appreciate the fully fenced backyard with mature trees, plenty of room to enjoy the outdoors, and a double detached garage for parking and storage. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this home offers practicality, potential, and plenty of possibilities. An affordable-sized home with more to offer than you might expect! Some virtual staging has been used to remove personal items.