



Anne French
Your REALTOR®
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2072 19 Street N
Lethbridge, Alberta

MLS # A2163483



\$299,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	895 sq.ft.	Age:	1972 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: Fridge x 2, Stove x 2, Washer, Dryer

Welcome to this great home in the sought-after Winston Churchill neighborhood of North Lethbridge. The main floor features 895 sq ft of living space with 2 spacious bedrooms and 1 full bathroom. The nice open layout that offers a cozy living room, a functional kitchen, and dining space, making it perfect for first-time homebuyers or small families. Downstairs, you'll find an 841 sq ft illegal suite with 1 bedroom and 1 bathroom. This additional space provides flexibility for rental income or extended family living. The suite has its own kitchen, living area, and separate entrance, offering a great opportunity for investors looking for a revenue property. The large yard is ideal for outdoor activities, gardening, or relaxing in your own private space. The property also features an enclosed carport. Conveniently located near schools, parks, and shopping, this home is an excellent investment in a prime location. Call your favourite REALTOR® today to book a showing.