

**2117 19 Avenue S  
Lethbridge, Alberta**

**MLS # A2168465**



**\$339,500**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** fridge, stove, dishwasher, central a/c, underground sprinklers, garage door opener

Settled residential area! Cozy 3+ bedroom home in a FANTASTIC location. This adorable starter home is Close to coulees, schools, bike paths, movie theaters , grocery shopping and restaurants. Everything is just a short stroll away. Recent renovations include new 4 piece main bath, upstairs windows, kitchen counters, cabinets, appliance, tiles and floors. Truly a great start. Other features include Hardwood floors, central air, lower level development, large fenced yard and 24x26 detached garage. Don't let the first impression fool you...House shingles are being replaced.