

**115 19 Street N**  
**Lethbridge, Alberta**

**MLS # A2174858**



**\$285,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	765 sq.ft.	<b>Age:</b>	1949 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, On Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Fridge, stove, dishwasher, microwave, A/C, shed, windows coverings, light fixtures

Welcome to 115 19 St N, a cozy and inviting starter home located in the heart of Lethbridge. This 3-bedroom, 2-bathroom property offers 765 square feet of thoughtfully designed living space, making it an ideal choice for first-time homebuyers, young families, or those looking to downsize without sacrificing comfort. The main floor features a nice, open layout that maximizes space and flow. It includes a bright and spacious living room perfect for relaxing or entertaining, a functional kitchen equipped for all your culinary needs, and a 4-piece bathroom. The main floor also boasts two bedrooms, including the primary bedroom and an additional bedroom that can serve as a child's room, guest room, or home office. Downstairs, you'll find even more versatility. The fully finished basement includes a dedicated laundry room, an office space for working from home, a third bedroom, and a convenient 3-piece bathroom. Step outside to discover a large backyard, perfect for family gatherings, gardening, or letting the kids play freely. The backyard also offers a parking space, adding extra convenience for busy lifestyles. This charming home provides the perfect opportunity to own in a great location. Contact your favourite REALTOR® today!