



GRASSROOTS
REALTY GROUP

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2084 19 Street N
Lethbridge, Alberta

MLS # A2329219



\$460,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,169 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer, ac

Welcome to this exceptional, immaculately maintained bungalow nestled in one of the north side's most established and desirable neighborhoods. Proudly owned and lovingly cared for by the same family for the past 40 years, this move-in-ready home showcases true pride of ownership at every turn. Offering oversized living spaces with an open, bright floor plan, this spacious bungalow features 4 bedrooms, 3 bathrooms, and an abundance of room for both everyday living and entertaining. Large, newer windows flood the home with natural light, while thoughtful updates throughout create a perfect blend of timeless charm and modern comfort. The fully developed basement offers even more versatile living space, including a large bedroom with attached ensuite, and an additional room that could easily serve as a 5th bedroom, home office, playroom, fitness room, hobby space, or guest room to suit your family's needs. You'll also appreciate the expansive storage area, providing plenty of room to keep seasonal items, sports equipment, and household essentials neatly organized. The home has been extensively upgraded including a brand-new roof, new windows, updated flooring throughout, a new furnace, hot water on demand, brand new central air conditioning, and new appliances—providing peace of mind for years to come. Step outside to the beautifully landscaped and meticulously manicured yard, where years of dedicated care have created a private outdoor oasis with exceptional appeal. A separate side entrance offers outstanding potential for an in-law suite or future rental income opportunity. Car enthusiasts, hobbyists, and those needing extra parking will appreciate the large detached garage with convenient alley access, additional front RV parking, a covered carport, and an expansive driveway with room for up to four vehicles. Homes of this caliber

rarely become available. Completely mint condition and truly turnkey, this cherished family home has been lovingly maintained for decades and is ready to welcome its next family to create lasting memories for years to come.