

\$419,900 - 2109 19 Avenue S, Lethbridge

MLS® #A2207479

\$419,900

3 Bedroom, 2.00 Bathroom, 941 sqft
Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

Check out this beautifully updated 3 bedroom, 2 bath, bungalow in Lethbridge, AB. Located in the desirable South Side Neighbourhood of Agnes Davidson this home is close to shopping, green spaces (including "The Sugar Bowl"), schools, and all that Lethbridge has to offer. Updated with premium finishes inside and out this home is a must see. Approaching the home you will notice the beautifully landscaped front yard with a curved paving stone walk-way, recent vinyl windows and Hardie Plank siding. Step in the front door of this bungalow and be greeted with a warm and inviting living room with a large opening picture window. This entire home has updated electrical, including recently installed flush mount LED ceiling lighting, in the vaulted ceiling that gives the living room, dining room and kitchen a spacious feeling. Moving over to the dining room you will have ample room for eating and entertaining. Another good size window lets in lots of natural light. The kitchen, which has been recently renovated, features premium custom Knotty Alder cabinets and Granite Countertops. These cabinets have a slide out panty, a custom spice rack, and all soft close mechanisms. The extra high cabinets have plenty of storage in this well appointed kitchen with a Stainless Steel Glass-Top Stove and a newly



installed Stainless Steel Dishwasher. This bungalow also features a raised hallway, bedrooms, and bathroom. 2 stairs up to the oversized 2nd bedroom and right beside, explore the oversized primary bedroom, with more than enough room for a king bedroom suite of furniture. Have a look at the spacious 4 piece bathroom with counter height (36" vanity, a granite top, and plenty of storage. Moving downstairs you will find an updated Furnace and Hot Water Tank, a fully updated 3 piece bathroom with the laundry machines, a spacious family room with recent windows and a wood burning fireplace. This room is a retreat to warm up in, on those chilly winter days. The basement also has a cool room, a storage large enough for a deep freezer and off-season storage. Finishing off the basement is a 3rd large bedroom with a recently installed large egress window. A few steps from the kitchen is the spacious fully fenced backyard with a concrete patio and natural gas hook-up for a BBQ. The backyard also has a crab apple tree for making jelly and a grape vine. The 22 x 24 double car garage has alley access and there is additional off-alley parking beside the garage. Come and see this beautiful home, in a great neighbourhood! It won't last long!

Built in 1958

Essential Information

MLS® #	A2207479
Price	\$419,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	941
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2109 19 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1E5

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Gravel Driveway, Parking Pad
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Basement, Blower Fan
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn, Street Lighting
Roof	Metal

Construction	Cement Fiber Board, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	2
Zoning	R-L (Low Density Resident)

Listing Details

Listing Office	Real Estate Centre - Coaldale
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