

# \$424,900 - 1923 19 Avenue S, Lethbridge

MLS® #A2218709

**\$424,900**

3 Bedroom, 2.00 Bathroom, 1,278 sqft  
Residential on 0.12 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to this charming four-level split home located just one block from Agnes Davidson School and a mere 200 yards from the beloved Sugar Bowl. This well-maintained property features three spacious bedrooms and two full bathrooms, perfect for families seeking comfort and convenience.

Recent updates include a brand new 24 x 24 car garage with radian heat and just built one year ago, providing ample space for your vehicles and storage needs. The home's exterior boasts durable cement board siding and newer asphalt shingles, both just a year old, ensuring a modern and attractive curb appeal. Additionally, all windows have been replaced within the last year, enhancing energy efficiency and natural light throughout the home. The basement was just recently painted to add a nice feel to the space. The rear landscaping was recently completed also to give your family that perfect entertaining space.

This prime location offers easy access to schools, parks, and recreational facilities, making it an ideal spot for families. Don't miss your chance to own this beautifully updated home that combines modern amenities with a fantastic neighborhood. Schedule your viewing today with your favourite REALTOR!!!!

Built in 1955



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2218709      |
| Price          | \$424,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,278         |
| Acres          | 0.12          |
| Year Built     | 1955          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 1923 19 Avenue S |
| Subdivision | Agnes Davidson   |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 1E3          |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, Parking Pad, Driveway |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Ceiling Fan(s), French Door, Sump Pump(s)   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Basement, Wood Burning, Masonry  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board                                       |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 56            |
| Zoning         | R-L           |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.