

# \$415,000 - 1117 19 Street S, Lethbridge

MLS® #A2217018

**\$415,000**

5 Bedroom, 2.00 Bathroom, 925 sqft

Residential on 0.14 Acres

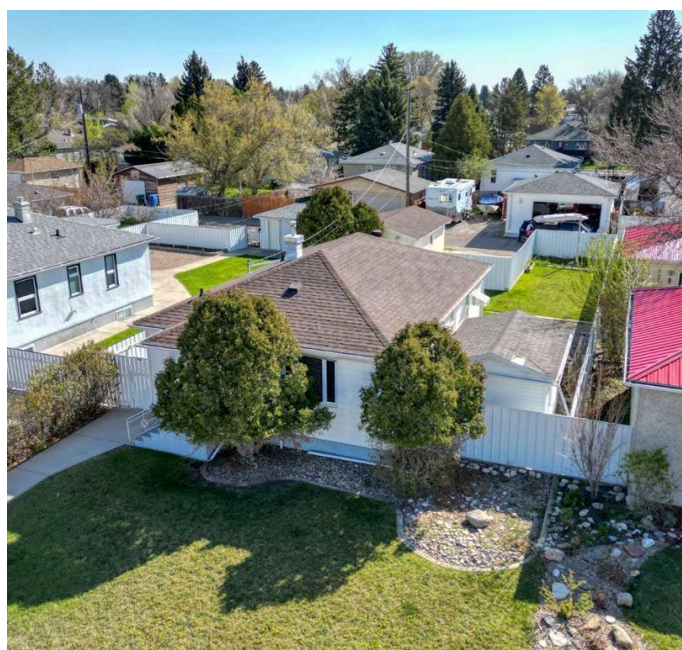
Victoria Park, Lethbridge, Alberta

Location, Location, Location! This 3+2 bedroom home is ideally situated within walking distance to the hospital, parks, schools, and shopping – an unbeatable spot for tenants or future resale value. This property features an illegally suited basement offering excellent rental potential. Numerous upgrades have been completed, including granite countertops, newer main floor appliances, updated main floor bathroom, windows, roof, hot water tank, and a brand-new furnace (installed Dec 2024) – giving you peace of mind for years to come. Enjoy a nice-sized backyard with a side concrete patio, perfect for entertaining or relaxing. There is off-street parking, RV space, a single-car garage, and a 14x10 shed for extra storage. Whether you're looking to live up and rent down, or add to your portfolio, this home is a must-see! Call your favorite agent to book a showing.

Built in 1951

## Essential Information

MLS® #	A2217018
Price	\$415,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	925
Acres	0.14



Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1117 19 Street S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2C1

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Quartz Counters, Vinyl Windows
Appliances	Convection Oven, Dishwasher, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 3rd, 2025
Days on Market	6
Zoning	R-L

**Listing Details**

Listing Office                      CUSTOM REAL ESTATE SOLUTIONS LTD

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