

# \$445,000 - 1923 19 Avenue S, Lethbridge

MLS® #A2218709

**\$445,000**

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.

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

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Price	\$445,000
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, Masonry, Wood Burning
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	6
Zoning	R-L

**Listing Details**

Listing Office	Onyx Realty Ltd.
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