

# \$395,000 - 1822 19 Avenue S, Lethbridge

MLS® #A2264548

## \$395,000

5 Bedroom, 2.00 Bathroom, 935 sqft  
Residential on 0.12 Acres

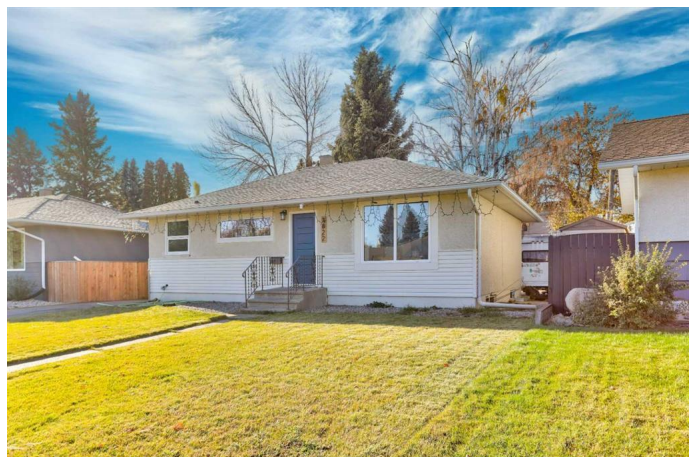
Agnes Davidson, Lethbridge, Alberta

This amazing little bungalow enjoys a great location close to the Sugar Bowl, parks and Agnes Davidson school. Great revenue is generated from a 3 bedroom main floor suite and a city approved 2 bedroom basement suite. And check out all the upgrades! In 2013 new roof shingles, 2014 main floor flooring, 2015 complete basement renovation (sump pump failed, renos were professionally completed), 2018 main floor bedroom & kitchen windows replaced, & new furnace, 2019 new built-in dishwasher, 2020 main floor bathroom renovated, 2021 dining area & living room windows replaced, 2021 new kitchen upstairs, 2021 development permit pulled and completed to legalize suite. Now offered with all the window coverings, 2 fridges, 2 stoves, a dishwasher and a shared washer and dryer.

Built in 1959

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264548    |
| Price          | \$395,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 935         |
| Acres          | 0.12        |
| Year Built     | 1959        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1822 19 Avenue S |
| Subdivision | Agnes Davidson   |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 1E2          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Alley Access, Driveway, Off Street |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | Central Air                                                                                       |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Exterior Entry, Suite                                                                       |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Landscaped            |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-L                |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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