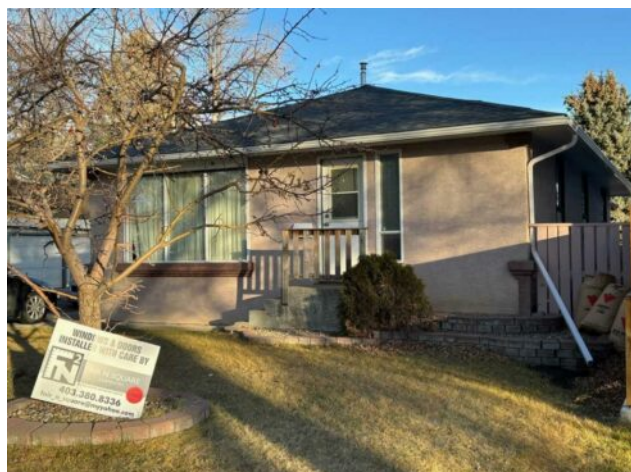


713 19 Street S
Lethbridge, Alberta

MLS # A2275644



\$549,900

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,247 sq.ft.	Age:	1949 (77 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: 2 fridges, 2 stoves, 1 dishwasher, 2 washers, 2 dryers, A/C, Garage door opener & control, Window coverings

Welcome to this exceptional legalized up/down property located in a highly desirable uptown location—an outstanding opportunity for first-time homeowners, multi-generational living, or investors looking to offset expenses or grow their portfolio. The upper legal suite offers a bright and spacious layout of nearly 1,250 sq. ft., featuring three generous bedrooms, a full bathroom, and convenient in-suite laundry. The open-concept living and dining area is warm and inviting, complemented by granite countertops, ample cabinetry, and plenty of natural light—ideal for both everyday living and entertaining. The fully renovated lower legal suite is equally impressive, offering a modern and open layout with two good-sized bedrooms, a full bathroom, and its own laundry. Designed with comfort and functionality in mind, this space feels fresh, contemporary, and highly appealing for tenants or extended family. Additional features include air conditioning, and a heated double detached garage with rear alley access—a rare and valuable bonus. Both legal suites provide well-planned living spaces, making this property easy to rent and enjoyable to live in. Situated close to schools, amenities, transit, and all that uptown living has to offer, this home blends location, flexibility, and income potential. Whether you live upstairs and rent below or add a turn-key revenue property to your investment lineup, this is a fantastic opportunity you won't want to miss. A versatile, income-generating home in a prime location—this one truly checks all the boxes.