



GRASSROOTS
REALTY GROUP

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1109 17 Street N
Lethbridge, Alberta

MLS # A2216011



\$289,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	794 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, RV Access/Parking, Single Garage Attached, Single Garage Detach		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vinyl Windows		

Inclusions: Fridge, Stove, Central Air, Window Coverings, Garage Door Opener + 1 Remote, Washer, Dryer, Central Vac + Attachments (as is)

Attention first-time buyers or investors! Here's a great opportunity to build some equity! Located on a quiet Northside street, within walking distance to schools, swimming & shopping is this great little bungalow with TWO GARAGES!! Featuring two main floor bedrooms, one bathroom, main floor hardwood & laminate flooring with a stainless steel fridge, pantry & updated main floor windows. There's a basement family room, storage room and laundry. This property has seen updates to the furnace (2022) and shingles (2023). There's central air as well. Located on a large 50 x 121 lot with an attached 13 x 25 garage & detached 14 x 22 garage. There's also a front driveway & RV parking. Fully fenced and landscaped, there's plenty of value here.