



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1013 17 Street N  
Lethbridge, Alberta

MLS # A2217981



**\$385,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Vinyl Windows		

**Inclusions:** Basement Fridge and Hot Tub

Location, appeal, functionality, and features! This 3 main floor bedroom, fully developed home has it all and will not last long with today's market demands! Conveniently located on a quiet street within walking distance of Elementary, Middle, and High schools, two ice rinks, a swimming pool, shopping and restaurants. Pride of ownership is evident as the property has been well maintained inside and out. Improvements and updates over the years have included shingles, PVC windows, oak kitchen cabinetry, stainless appliances, vinyl plank flooring, main bathroom, and central A/C. You will love the outdoor living space! A sliding patio door leads you out to a large sundeck, ground level patio, sheltered hot tub enclosure, and a 24'x24' heated detached garage. Vinyl fencing was also added for its appeal and low maintenance characteristics. Call a Real Estate Professional today for a viewing appointment!