



GRASSROOTS
REALTY GROUP

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1009 17 Street N
Lethbridge, Alberta

MLS # A2228663



\$369,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,038 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Open Floorplan		

Inclusions: 2nd Refrigerator, 2nd Stove

Charming, Versatile, and Packed with Potential – Welcome to 1009 17 Street N, Lethbridge! This beautifully maintained 4-bedroom, 2-bathroom bungalow in the heart of Winston Churchill is a rare find that checks all the boxes—for families, first-time buyers, and savvy investors. Sitting on a generous 7,170 sq ft lot, this home offers a perfect blend of classic character, practical upgrades, and income-generating potential. Step inside and you’ll instantly feel at home. The main living area features vaulted ceilings and oversized windows that flood the space with natural light, creating a bright, warm, and inviting atmosphere. The layout is both intuitive and flexible, with three spacious bedrooms and a full bathroom on the main floor—perfect for growing families, professionals working from home, or anyone who values comfort and convenience. The heart of the home—a well-planned kitchen and dining space—flows seamlessly together, making daily meals and entertaining a breeze. Thoughtful finishes and ample cabinetry provide both style and function for the home chef. Downstairs, the fully developed basement delivers serious value. This level functions as an illegal suite, complete with a fourth bedroom, full bathroom, full kitchen, cozy living room, and in-suite laundry. Whether you're looking for a mortgage helper, multigenerational living space, or steady rental income, this setup is move-in ready. With high rental demand in Lethbridge, you can start generating cash flow immediately. Outside, the fully fenced backyard offers plenty of space to relax, play, or entertain. Imagine summer BBQs, garden beds, a firepit, or even a future deck or gazebo—the possibilities are endless. Additional exterior features include a covered carport, ample driveway parking, and a detached garage, making this home as functional as

it is attractive. ?? Location is everything, and this one delivers! You're within walking distance to all three levels of school—Galbraith Elementary, Wilson Middle, and Winston Churchill High—making this ideal for families. Plus, you're close to parks, walking trails, recreation centres, and public transit. Whether you're commuting, running errands, or enjoying a family outing, everything you need is just minutes away. Investor's Dream: The property is currently occupied by excellent tenants who are open to extending their lease. That means guaranteed rental income from day one if you're looking to invest. Whether you choose to live upstairs and rent the basement or lease out both levels for maximum return, this is a turnkey opportunity with tenants already in place. Don't wait—book your private showing today and discover why this home is the perfect blend of comfort, cash flow, and opportunity. Whether you're looking to build wealth through real estate or simply settle into a home that offers room to grow and income potential, 1009 17 Street N is the one you've been waiting for.