



GRASSROOTS
REALTY GROUP

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618 17 Street N
Lethbridge, Alberta

MLS # A2235425



\$249,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	598 sq.ft.	Age:	1937 (88 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Other		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to 618 17St North! This single-family home features 3 bedrooms, 1 bathroom, and a partially developed basement with a separate entrance. Notable updates include a refreshed bathroom with full tile tub surround, updated laminate flooring, an updated furnace, updated wiring and plumbing, a sump pump, and an updated roof. Situated on a deep, fully fenced lot with alley access, the property also offers rear parking and a detached single-car garage. Conveniently located within walking distance of Westminster Elementary School, several parks, and a city bus stop, this home is ideal as a revenue property or a fantastic starter home.