



GRASSROOTS
REALTY GROUP

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736 17 Street N
Lethbridge, Alberta

MLS # A2241915

\$250,000



Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	795 sq.ft.	Age:	1909 (116 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Tankless Hot Water, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer/dryer, AC unit, garage door opener (no remotes), window coverings, TV and wall mount, fireplace unit, microwave

Welcome to 736 17 Street N, a charming and well-maintained bungalow in Westminster. This cozy 2-bedroom, 1-bathroom home is move-in ready and features numerous recent upgrades, making it perfect for first-time buyers, downsizers, or investors. Inside, you'll find a bright living space with laminate flooring, a spacious kitchen, and updated mechanicals for peace of mind. The home has been thoughtfully cared for with the roof, hot water on demand system, furnace, and central A/C all updated within the last six years, ensuring efficiency and comfort year-round. This property includes an oversized, heated single detached garage with extra space for storage or workshop use, plus covered off-street parking. The fenced backyard offers privacy and room for gardening, pets, or outdoor entertaining. Located close to schools, playgrounds, shopping, and transit, this affordable property is a rare find in today's market. Whether you're looking to get into homeownership or add to your rental portfolio, this home checks all the boxes. Don't miss out on this great opportunity in a convenient, family-friendly location — Contact your favourite REALTOR ® to book your showing today!