



GRASSROOTS
REALTY GROUP

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1117 17 Street N
Lethbridge, Alberta

MLS # A2243075



\$349,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	800 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Many Trees, Standard Shaped Lot		

Heating:	Forced Air
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Aluminum Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Blinds

This well-kept home sits on a quiet North Side street, just a few blocks from both the middle and high schools. It has had several updates over the years and some of the original hardwood is still in great shape. The huge pie-shaped lot is a beautiful oasis with mature trees, perennials, and a garden. A covered patio lets you BBQ rain or shine, and the 18x24 super single garage out back hardly takes up any space in the spacious yard.