



GRASSROOTS
REALTY GROUP

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1117 17 Street N
Lethbridge, Alberta

MLS # A2243075



\$365,000

| | | | |
|------------------|--|---------------|-------------------|
| 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 | Water: | - |
| Floors: | Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Aluminum Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Storage | | |

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|--------------------|--------|
| 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.