



GRASSROOTS
REALTY GROUP

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1119 17A Street S
Lethbridge, Alberta

MLS # A2249063



\$359,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	897 sq.ft.	Age:	1951 (74 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Driveway, Front Drive, Garage Door Opener, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Interior Lot, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x2, oven/stove x2, A/C, dishwasher, washer, dryer, garage door opener

Situated on a quiet, low-traffic street just two blocks from Gyro Park, the hospital, and two schools, this charming property blends lifestyle, location, and investment potential. With 2 bedrooms up and 2 down, this home offers exceptional flexibility—perfect for multi-generational living or rental income. Each level features its own furnace and there is a fully functional illegal/non approved suite with a kitchen downstairs, making the basement ideal for extended family, tenants, or guests. Large windows throughout the home fill the space with natural light, while the spacious deck and fully fenced backyard create a peaceful retreat for entertaining, gardening, or enjoying quiet evenings. First-time buyers will love the move-in-ready condition and the ability to offset mortgage costs, while investors will recognize the strong rental potential and dual-living setup. Additional features include a single garage, a generously sized driveway with ample parking, and a prime location in a quiet, family-friendly neighbourhood—close to everything yet tucked away from the bustle. This is more than just a home—it's a smart investment in your future. Whether you're starting out, scaling back, or expanding your portfolio. Contact your REALTOR® today to book your private showing!