



GRASSROOTS
REALTY GROUP

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2109 17 Street N
Lethbridge, Alberta

MLS # A2249943



\$365,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,043 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Oversized, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance, Storage		

Inclusions: RefrigeratorX2, Stove, Dishwasher, Washer, Dryer, Freezer, Underground Sprinklers, Shed

Welcome to this beautifully maintained bungalow nestled in the quiet Winston Churchill, family-friendly neighborhood in Lethbridge. With 4 spacious bedrooms, 2 full bathrooms, and over 1,100 sq ft of living space, this home offers comfort, functionality, and charm at every turn. Situated on a generous 6,600 sq ft lot, the property boasts a large, fully fenced backyard—perfect for kids, pets, or summer gatherings. Inside, you'll find a warm and inviting layout featuring a large living room, a well-appointed kitchen with ample storage, and a cozy dining area ideal for family meals or entertaining. Downstairs, the partially finished basement adds valuable extra living space, including an additional bedrooms, a bathroom, and a large rec room. There is still some unfinished space for that man-cave or recreation room. Additional highlights include: Central location near schools, parks, shopping, and transit Ample Parking at the rear with room to build a future garage Move in right away with recent updates (New Upstairs Bathroom 2024, Underground Sprinklers 2024, Sliding Wardrobe and Built in Pantry) Whether you're a first-time buyer, growing family, or investor, this home checks all the boxes. Don't miss your chance to own a solid one owner bungalow on a large lot in an established area of Lethbridge. Contact your REALTOR® today for a showing.