



**730 17 Street N**  
**Lethbridge, Alberta**

**MLS # A2257807**



**\$329,900**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,095 sq.ft.	<b>Age:</b>	1903 (122 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Tankless Hot Water		

**Inclusions:** NA

Step into this charming character home that seamlessly blends timeless appeal with modern upgrades. Thoughtfully renovated, the property offers a welcoming atmosphere from the moment you arrive. An inviting enclosed front porch opens into the entryway, setting the stage for the comfort and charm carried throughout. The main level features a bright and airy open concept living room, kitchen, and dining area, while the upper floor offers a bright and cozy bedroom, full bathroom, and spacious den that can easily be used as a second bedroom. Situated on an oversized lot along one of the area's most picturesque wide, tree lined streets, the home boasts a storybook setting. The expansive yard is brimming with potential, providing ample garden space and extended outdoor living areas to enjoy through the seasons. At the rear of the property, a massive 790 sq ft fully finished garage with heat and additional insulation offers exceptional versatility and storage, complete with a brand new steel roof added in 2025. The garage connects to a paved back alley and is paired with a paved driveway for convenient extra parking. Upgrades and improvements include new windows, a three year old roof, a new furnace and ducting installed in 2025, fresh paint, new flooring, an on demand hot water tank, upgraded plumbing and wiring, new siding with added insulation, and more. Every detail has been carefully considered to preserve the home's historic character while ensuring modern comfort. This is truly a one of a kind property on a stunning lot, full of character, thoughtful updates, and outdoor space ready for your vision.