



1112 17 Street S
Lethbridge, Alberta

MLS # A2288511



\$429,900

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|------------------|--|---------------|-------------------|
| Division: | Victoria Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 804 sq.ft. | Age: | 1948 (78 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Additional Parking, Alley Access, Double Garage Detached, Garage Door Op | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance | | |

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|--------------------|----------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Separate Entrance | | |

Inclusions: 2 stoves, 2 fridges, 1 dishwasher (main floor), OTR microwave, hood fan, all window coverings, shed, fire pit, 1 washer/dryer, window coverings, underground sprinklers front/back/city blvd, central air conditioning, shed "as is, where is", garage heater.

Welcome to 1112 17 Street South — a fully renovated home with a LEGAL suite in one of the city's most desirable 10/10 locations, just steps from Gyro Park. This beautifully updated property offers 3 bedrooms and 2 full bathrooms, making it ideal for homeowners looking to offset their mortgage or investors seeking a turnkey opportunity. The main floor features a newer kitchen, modern finishes, updated windows, pot lights, and a bright, functional layout designed for comfortable everyday living. Major updates provide peace of mind, including roof, soffit, fascia, gutters, hot water tank, and more — allowing you to move in with confidence. Downstairs, the legal suite offers excellent flexibility for rental income, extended family, or multi-generational living. The exterior is equally impressive with a newer 23' x 23' HEATED detached garage featuring 10-foot ceilings — perfect for vehicles, storage, hobbies, or a workshop setup. The backyard is private and charming, complete with RV PARKING, mature pear and cherry trees. Located close to parks, schools, shopping, and amenities, and just moments from Gyro Park, this is a rare opportunity to own a fully updated property in a prime Southside location.