



**2114 17 Avenue S  
Lethbridge, Alberta**

**MLS # A2291406**



**\$699,900**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,521 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Heated Garage, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Private, Underground Sprink		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Vinyl Windows		

**Inclusions:** Steel pergola with retractable shades.

Stunning Fully Updated Home with Designer Kitchen, Private Yard & Space for the Whole Family Welcome to this beautifully updated 2,521 sq. ft. 4-bedroom 3-bath home—where timeless design meets modern upgrades and exceptional family functionality. From the moment you arrive, the striking curb appeal and bold front entry set the tone. Inside, you’re greeted by a spacious foyer and an abundance of natural light flowing through oversized windows. This home was built in an era where room sizes mattered—offering generous living spaces that easily accommodate both everyday living and entertaining. The fully renovated kitchen is a true showpiece, featuring custom cabinetry, quartz countertops, a large central island, and a seamless connection to the main living areas. The adjoining family room provides a warm and inviting space for the children to enjoy after school. The formal dining room opens up to the rear patio, and the living room offers views of the private backyard—perfect for keeping an eye on the kids while relaxing or hosting with convenient access to the expansive outdoor patio and landscaped yard. Upstairs, you’ll find 4 well-appointed bedrooms including a spacious primary retreat. Thoughtful updates throughout the home include renovated bathrooms, upgraded finishes including soundproofing in walls, solid wood doors and waterproof underlay. The fully developed lower level offers additional living space with room for recreation, games, or a home theatre—ensuring everyone in the family has their own place to unwind. Extensive upgrades since 2016 include: - Concrete patio extension, pathways & spa pad - Updated roofing (torch-down) - New furnace (upstairs) & second A/C unit - New electrical panel - Insulated garage with new heater & electrical - New garage door - Basement upgrades including foam

insulation, drywall, carpet & 2 windows & wells - Landscaping front & back, cedar fencing, Home 1 Exterior lighting along entire upper and lower roof line. Custom steel pergola with retractable shades. This is a rare opportunity to own a spacious, move-in-ready family home in one of Lethbridge's most desirable neighbourhoods—offering space, style, and long-term value.