



**1020 17 Street S**  
**Lethbridge, Alberta**

**MLS # A2302255**



**\$524,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,724 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Garage Door Opener, Off Street, On Street, Parking Pad, Paved		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, See Rem		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Sump Pump(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Hood Fan, Microwave, A/C, Garage Overhead Opener and Remote, Underground Sprinklers (front) As-Is, Built-In Speakers and Receiver

Experience the scale and privacy of a detached home in this stunning 2017-built half-duplex. Beautifully high ceilings and floods of natural light and, the expansive open-concept main floor gives a remarkably wide and airy space. The heart of the home is a gourmet kitchen featuring quartz countertops and a eat up/breakfast bar, island that also acts as an abundant prep space. All wired with a built-in speaker system to set the perfect mood. Upstairs, the intelligent layout places the fully finished laundry room on the same level as the bedrooms for ultimate convenience. The primary retreat is a true standout, offering a spa-like ensuite with dual sinks, a private water closet, and a walk-in shower with three heads, including a rain shower. Located in a prime spot just down the street from the hospital, this property is finished with an undeveloped basement awaiting your custom vision. With its rare combination of a home that is truly loved, and an unbeatable location, this home is a must-see that stands in a class of its own.