



GRASSROOTS
REALTY GROUP

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833 17 Street S
Lethbridge, Alberta

MLS # A2100025



\$750,000

Division:	Victoria Park		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	3,032 sq.ft.	Age:	2014 (10 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: Fridge x2, stove x2, dishwasher x2, OTR microwave x2, washer x2, dryer x2, central AC x2, all blinds

Welcome to this exceptional full duplex offering a perfect blend of modern design and convenient living. Built in 2015, this property boasts two identical units, each with three bedrooms and 2.5 baths, providing ample space for comfortable living. As you step into each side, you'll be greeted by the open and airy main floor featuring 9' ceilings through the open concept living space. The well-appointed kitchens with modern appliances and ample counter space, including a large island, make meal preparation a joy, while the adjoining living and dining areas provide the perfect setting for entertaining friends and family. Upstairs, each unit hosts three generously sized bedrooms and 2 full bathrooms. The primary bedrooms come complete with ensuite bathrooms and walk-in closets. Both sides of the duplex come with unfinished basements, presenting a blank canvas for your creative vision. Whether you choose to create a home office, a fitness space, or a recreational room, the possibilities are endless. Situated in a prime location close to the hospital, this duplex offers convenience for healthcare professionals and the potential to rent in a fantastic neighbourhood. Additionally, the property's location provides easy access to amenities, shopping, and entertainment. Don't miss the opportunity to own this well-maintained full duplex. Call your agent to schedule a showing today and make this property your new home or investment opportunity!