



**2006 17 Street N
Lethbridge, Alberta**

MLS # A2139345



\$397,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,141 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Carport, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer and Dryer, All window coverings including curtains, rods and blinds, Front Yard Underground Sprinklers, Air Conditioning, 2 Garage Door Remotes, Hot tub "as is", Water Softner "as is", Cabinets in Garage

Welcome to this well maintained home, perfect for family gatherings and comfortable living. The functional living and dining areas provide ample space for entertaining. Step through the patio doors off of the dining room to an enclosed sunroom that offers a tranquil space overlooking your back yard. The main floor features a large 4-piece bathroom and two spacious bedrooms. The master bedroom includes a walk-in closet and a 2-piece ensuite, complete with updated flooring. The lower level is bright and inviting with large windows that let in plenty of natural light. This space is fully developed, featuring a massive family room with a brand new wood-burning fireplace and enough room for a pool table. Additionally, there is a bedroom and a 3-piece bathroom on this level. Convenience is key with a separate back entry leading to the laundry/utility room. The home is equipped with central air conditioning and a front lawn irrigation system. Parking is plentiful with a front carport and a large heated almost 24' x 24' double garage accessible via a paved alley. Storage is abundant, including space under the deck for off-season items and firewood, which will remain with the home. Situated in a quiet, well-established neighborhood with friendly neighbors, this home is a true gem. Call your Realtor today to view this property!