



**610 17 Street N
Lethbridge, Alberta**

MLS # A2139761



\$229,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,174 sq.ft.	Age:	1939 (85 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Aluminum Siding , Metal Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Built-in oven, hood fan, cook top stove, refrigerator, dishwasher, washer, dryer, window coverings

Perfect downsizing property or starter home in a quiet, mature north Lethbridge area. The main floor features expansive living and dining areas, two bedrooms, a full bathroom and laundry. A refreshed kitchen features some newer appliances and plenty of cupboard and countertop space. Turn the large sun room into an additional bedroom, library or let your creative genius take charge to transform this versatile space. The basement can provide ample storage, and to top it off you have a detached garage with easy alley access and an additional off-street parking space at the front of the home. Don't miss this one - call your Realtor today for a viewing!