



1816 17 Street S
Lethbridge, Alberta

MLS # A2150950



\$549,999

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	3,190 sq.ft.	Age:	1968 (56 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Granite Counters, Kitchen Island, Sump Pump(s), Walk-In Closet(s), Wet Bar		

Inclusions: Pool Table.

Check out this beautiful and unique piece of architecture that needs to be seen to be appreciated! Only a block away from the Sugar Bowl so it is in a great neighbourhood. This 3200 sq ft home is equipped with 4 beds, 4 baths, an office and 2 living rooms on the main floor. Grand kitchen with granite countertops and double stove. All 4 bedrooms are on the upper level so this place is perfect for a large family. Huge primary bedroom with walk in closet and ensuite. There are 3 fireplaces (1 gas and 2 wood burning) made for comfort and warmth in mind. This home features a wrap around veranda/deck looking on to the Sugar Bowl with trees as shade, a deck off the master bedroom, a spiral staircase and a covered patio going out on to the private back yard. Beautiful stained glass work in one of the living rooms on the main floor. The basement is perfect for entertaining with a pool table and lots of storage. Tons of parking with the attached double garage and driveway. This house just needs some love to bring it back to its glory days!