



**611 17 Street S**  
**Lethbridge, Alberta**

**MLS # A2175248**



**\$398,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Victoria Park                                   |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 966 sq.ft.                                      | <b>Age:</b>   | 1946 (78 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Private       |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Wood Frame  | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance |                   |     |

**Inclusions:** Stainless steel fridge, stove, dishwasher and hood fan, basement stove and fridge, washer, dryer, all rods and window coverings

This one has it all - rock solid construction, extensive renovations, and the perfect Southside location!!! Recent upgrades include new siding, soffits, fascia, eavestroughs, shingles and nearly all windows, a new top-of-the-line kitchen with soft closing cabinet doors and drawers, high end quartz counter tops, brand new stainless steel appliances, updated bathrooms, new fixtures and paint, extensive electrical updates, refinished hardwoods, and new vinyl planking and carpeting throughout!!! The basement has potential for a non-conforming suite with a built-in kitchenette, private access and common laundry facilities. The over-sized single garage has just been fitted with a new overhead door, and there is plenty of off-street parking in the front of the house and off the paved back lane. The quiet, central location is close to Henderson Lake, the hospital, schools, shopping, transportation, playgrounds and all amenities. Your dream home awaits!!!