



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1622 17 Avenue S
Lethbridge, Alberta

MLS # A2187553



\$359,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	996 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: 2 FRIDGES, 2 STOVES, WASHER AND DRYER (ALL AS IS)

Exceptional south side location, 2 bedrooms up with a 2 bedroom illegal suite—perfect for multi-generational living or generating rental income! Situated in one of the city's most sought-after neighborhoods, near the sugar bowl, this residence offers quick access to schools, parks, shopping, and all the amenities of Southgate and Mayor Magrath Drive. The upper level features spacious bedrooms, an open-concept living area, and modern finishes, while the bright and airy basement suite includes a separate entrance, full kitchen, and shared laundry. Features include a detached garage, carport, rear off street parking. Whether you're an investor or a homeowner looking for flexibility and location, this property checks all the boxes!