



1123 17A Street S
Lethbridge, Alberta

MLS # A2196749



\$375,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	961 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Linoleum, Wood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Wood Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge (2), Stove (2), washer, dryer, blinds

Welcome to this charming and well-maintained home located in the desirable neighborhood of Victoria Park. This house boasts an illegally suited basement with separate entrance. Step inside and be greeted by a bright and spacious interior that has been meticulously cared for. The newer furnace, hot water tank, and roof provide peace of mind for years to come. The large kitchen upstairs is perfect for preparing meals with plenty of counter space and storage. The big backyard is ideal for outdoor gatherings or letting the kids run around. With a layout that feels open and airy, this home offers the perfect blend of comfort and functionality for an owner or investor. Reach out to your favorite REALTOR ® today to book a showing.