

# \$289,900 - 1109 17 Street N, Lethbridge

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MLS® #A2216011

## \$289,900

3 Bedroom, 1.00 Bathroom, 794 sqft

Residential on 0.14 Acres

Winston Churchill, Lethbridge, Alberta

Attention first-time buyers or investors! Here's a great opportunity to build some equity! Located on a quiet Northside street, within walking distance to schools, swimming & shopping is this great little bungalow with TWO GARAGES!! Featuring two main floor bedrooms, one bathroom, main floor hardwood & laminate flooring with a stainless steel fridge, pantry & updated main floor windows. There's a basement family room, storage room and laundry. This property has seen updates to the furnace (2022) and shingles (2023). There's central air as well. Located on a large 50 x 121 lot with an attached 13 x 25 garage & detached 14 x 22 garage. There's also a front driveway & RV parking. Fully fenced and landscaped, there's plenty of value here.



Built in 1956

## Essential Information

MLS® #	A2216011
Price	\$289,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	794
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

### Community Information

Address	1109 17 Street N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 3E5

### Amenities

Parking Spaces	5
Parking	Off Street, RV Access/Parking, Single Garage Attached, Single Garage Detached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Vinyl Windows
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 29th, 2025
Days on Market	1
Zoning	R-L

### Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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