

# \$424,900 - 1017 17a Street S, Lethbridge

MLS® #A2216852

**\$424,900**

3 Bedroom, 3.00 Bathroom, 1,226 sqft

Residential on 0.07 Acres

Victoria Park, Lethbridge, Alberta

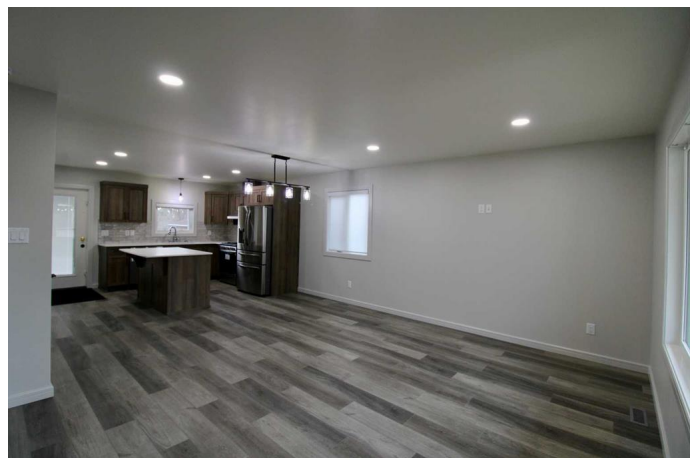
Welcome to your next home in one of South Lethbridge's most sought-after neighborhoods! This brand new, beautifully built half duplex blends modern design, unbeatable location, and exceptional value into one stunning package. Step inside and be wowed by the bright, open-concept main floor, perfectly tailored for entertaining and everyday living. The heart of the home is the kitchen, boasting gleaming stainless steel appliances, sleek quartz countertops, and plenty of space to cook, gather, and enjoy. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite complete with a private ensuite bathroom. With a total of two bathrooms upstairs, mornings just got a whole lot easier for families or roommates. Need room to grow? The unfinished basement with a SEPARATE ENTRANCE offers endless possibilities! And let's talk location: Just a half block from the hospital and nestled in the vibrant heart of South Lethbridge, this home offers unbeatable convenience whether you're a healthcare professional, investor, or someone looking to live close to it all. Note: photos are of a very similar build done by the builder with an almost identical layout and finishings.

Built in 2025

## Essential Information

MLS® #

A2216852



|                |                        |
|----------------|------------------------|
| Price          | \$424,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,226                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1017 17a Street S |
| Subdivision | Victoria Park     |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1K1Z5            |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 2                                                        |
| Parking        | Alley Access, Concrete Driveway, Off Street, Parking Pad |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer                                                                                                |
| Heating           | Forced Air                                                                                                                                                  |
| Cooling           | None                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Exterior Entry, Full, Unfinished                                                                                                                            |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | BBQ gas line                                          |
| Lot Description   | Back Lane, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                       |

|              |                                    |
|--------------|------------------------------------|
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | R-L           |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Braemore Management |
|----------------|---------------------|

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