

# \$385,000 - 1013 17 Street N, Lethbridge

MLS® #A2217981

## \$385,000

3 Bedroom, 2.00 Bathroom, 1,060 sqft  
Residential on 0.16 Acres

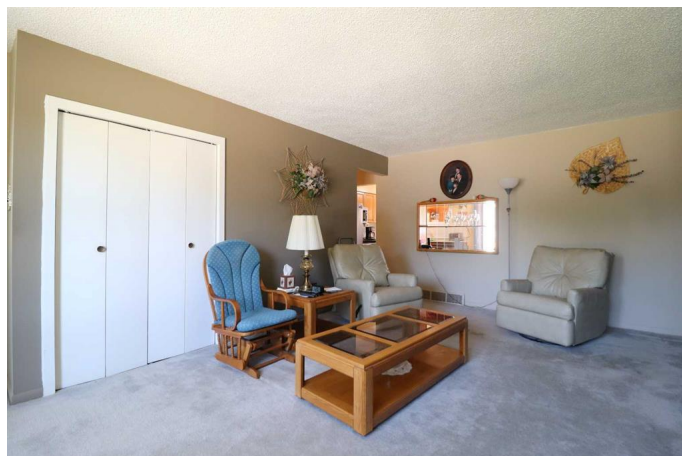
Winston Churchill, Lethbridge, Alberta

Location, appeal, functionality, and features! This 3 main floor bedroom, fully developed home has it all and will not last long with today's market demands! Conveniently located on a quiet street within walking distance of Elementary, Middle, and High schools, two ice rinks, a swimming pool, shopping and restaurants. Pride of ownership is evident as the property has been well maintained inside and out. Improvements and updates over the years have included shingles, PVC windows, oak kitchen cabinetry, stainless appliances, vinyl plank flooring, main bathroom, and central A/C. You will love the outdoor living space! A sliding patio door leads you out to a large sundeck, ground level patio, sheltered hot tub enclosure, and a 24'x24' heated detached garage. Vinyl fencing was also added for its appeal and low maintenance characteristics. Call a Real Estate Professional today for a viewing appointment!

Built in 1957

## Essential Information

MLS® #	A2217981
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,060



Acres	0.16
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1013 17 Street N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 3E3

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Attached Carport
# of Garages	2

### **Interior**

Interior Features	Bar, Central Vacuum, Vinyl Windows
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Zoning	R-L

### **Listing Details**

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