

# \$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        | Attached Carport, Double Garage Detached, Heated Garage |
| # 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 |
| Days on Market | 2             |
| Zoning         | R-L           |

**Listing Details**

Listing Office                  Royal LePage South Country - Lethbridge

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