

# \$369,900 - 1119 17a Street S, Lethbridge

MLS® #A2218315

**\$369,900**

4 Bedroom, 2.00 Bathroom, 897 sqft

Residential on 0.13 Acres

Victoria Park, Lethbridge, Alberta

Situated on a quiet, low-traffic street just two blocks from Gyro Park, the hospital, and two schools, this charming property blends lifestyle, location, and investment potential. With 2 bedrooms up and 2 down, this home offers exceptional flexibility—perfect for multi-generational living or rental income. Each level features its own furnace and there is a fully functional illegal/non approved suite with a kitchen downstairs, making the basement ideal for extended family, tenants, or guests. Large windows throughout the home fill the space with natural light, while the spacious deck and fully fenced backyard create a peaceful retreat for entertaining, gardening, or enjoying quiet evenings. First-time buyers will love the move-in-ready condition and the ability to offset mortgage costs, while investors will recognize the strong rental potential and dual-living setup. Additional features include a single garage, a generously sized driveway with ample parking, and a prime location in a quiet, family-friendly neighbourhood—close to everything yet tucked away from the bustle. This is more than just a home—it's a smart investment in your future. Whether you're starting out, scaling back, or expanding your portfolio. Contact your REALTOR® today to book your private showing!

Built in 1951

## Essential Information



MLS® #	A2218315
Price	\$369,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	897
Acres	0.13
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1119 17a Street S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1Z7

### **Amenities**

Parking Spaces	3
Parking	Alley Access, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street, Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Oven, Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other, Private Yard, Rain Gutters
Lot Description	Back Lane, City Lot, Front Yard, Interior Lot, Lawn, Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	4
Zoning	R-L

### **Listing Details**

Listing Office	Onyx Realty Ltd.
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