

# \$349,900 - 1117 17 Street N, Lethbridge

MLS® #A2243075

## \$349,900

3 Bedroom, 2.00 Bathroom, 800 sqft

Residential on 0.16 Acres

Winston Churchill, Lethbridge, Alberta

This well-kept home sits on a quiet North Side street, just a few blocks from both the middle and high schools. It has had several updates over the years and some of the original hardwood is still in great shape. The huge pie-shaped lot is a beautiful oasis with mature trees, perennials, and a garden. A covered patio lets you BBQ rain or shine, and the 18x24 super single garage out back hardly takes up any space in the spacious yard.

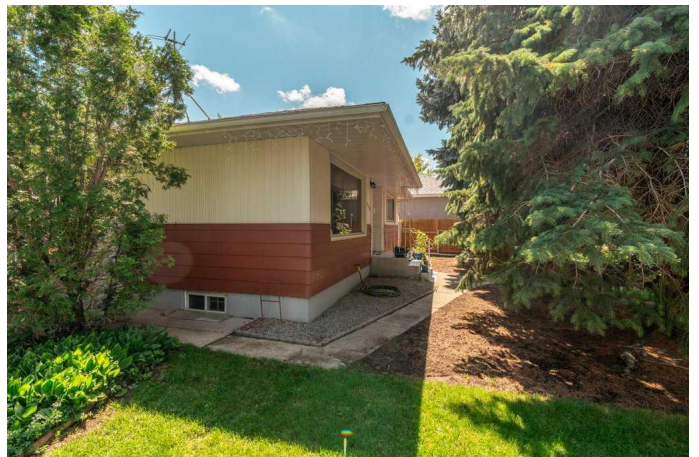
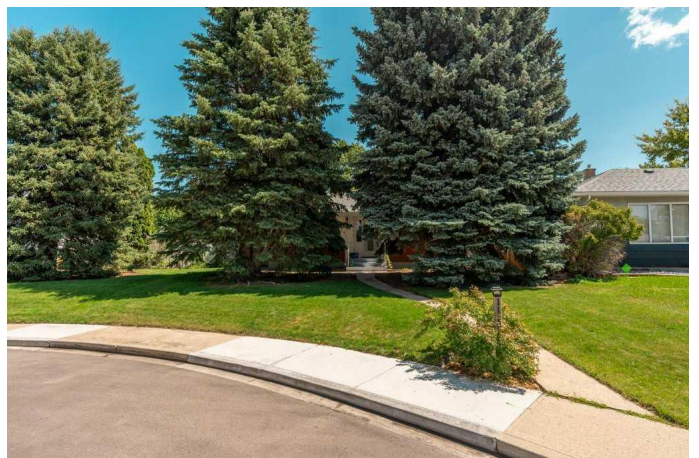
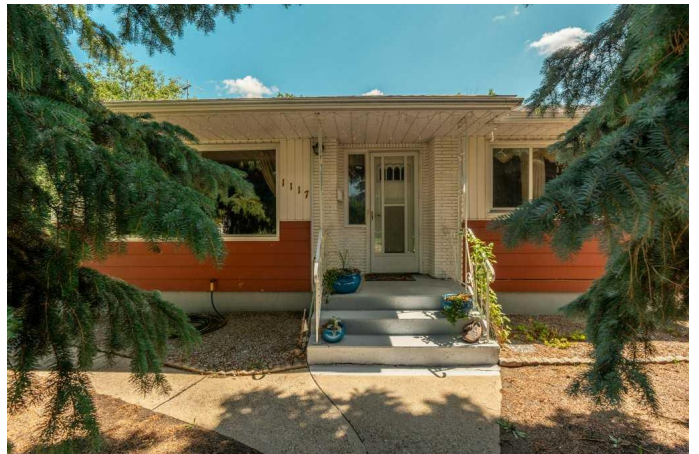
Built in 1958

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243075    |
| Price          | \$349,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 800         |
| Acres          | 0.16        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1117 17 Street N  |
| Subdivision | Winston Churchill |



|             |            |
|-------------|------------|
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1H 3E5    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Ceiling Fan(s), Storage              |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                           |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Finished, Full                       |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Lane, Many Trees, Standard Shaped Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Aluminum Siding                            |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 16              |
| Zoning         | R-L             |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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