

# \$365,000 - 1117 17 Street N, Lethbridge

MLS® #A2243075

## \$365,000

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.

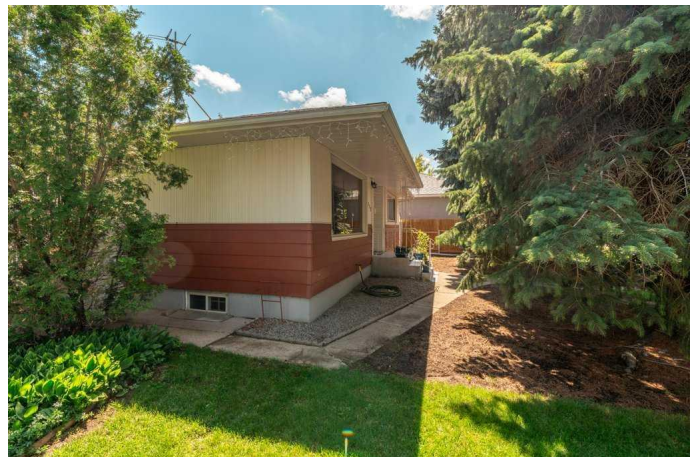
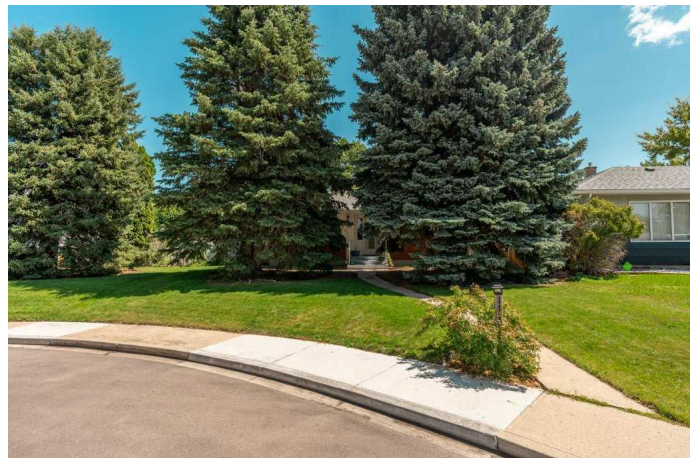
Built in 1958

### Essential Information

MLS® #	A2243075
Price	\$365,000
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	2
Zoning	R-L

### **Listing Details**

Listing Office	2 PERCENT REALTY
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