



GRASSROOTS
REALTY GROUP

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1521 17 Street S
Lethbridge, Alberta

MLS # A2296819



\$495,000

Division:	Agnes Davidson		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,354 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Open Floorplan, Quartz Counters		

Inclusions: FRIDGE, STOVE, MICROWAVE HOOD FAN, DISHWASHER, GARAGE DOOR OPENER/REMOTE, CENTRAL A/C

END UNIT!! Welcome to The Sandstones—a stunning collection of brand-new luxury townhomes in the desirable Agnes Davidson subdivision on Lethbridge’s Southside, perfectly positioned near top-rated schools, parks, and essential amenities! Offering 1,354 sq. ft. of thoughtfully designed living, this home features three spacious bedrooms upstairs, including a beautiful primary suite with a walk-in closet and private ensuite, along with a full bathroom and convenient upper-floor laundry. The bright and open main level showcases a modern kitchen flowing seamlessly into the living and dining areas, complemented by large windows, a stylish half bath, a practical mudroom, and direct access to a single attached garage. Elevated interiors include crisp white walls, striking dark accents, and upscale black or gold finishings—creating a sophisticated and timeless aesthetic. With NO CONDO FEES, room to grow with the potential for a 4th bedroom and 4th bathroom in the unfinished basement, and a location that appeals to families, The Sandstones are an incredible opportunity for both first-time home buyers and savvy investors alike—delivering exceptional style, comfort, and long term value!! Floorplan and Rendering designed by Red Beard Drafting.