



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

735 17 Street N
Lethbridge, Alberta

MLS # A2328874



\$379,900

Division:	Westminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,099 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	1
Garage:	Concrete Driveway, Front Drive, Garage Faces Rear, Off Street, Parking Pad,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Gazebo, Landscaped, Level, Rec		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Microwave stand, Black Cabinet, Washer, Dryer, Central A/C, Shed (10x12)

Welcome to 735 17 Street N, Lethbridge—a charming one and a half storey, move-in ready home situated on a beautifully landscaped, mature lot in an established North Lethbridge neighbourhood. Offering timeless character with thoughtful updates, with over 1,100 sq ft of living, this well-maintained property is an excellent opportunity for first-time buyers, young families, or those just wanting a solid place to call home. Step inside to discover an impressively oversized living room filled with natural light, creating the perfect space for relaxing or entertaining. The spacious primary bedroom on the main floor offers exceptional comfort, while two additional bedrooms upstairs provide flexibility for family, guests, or a home office. The functional kitchen and updated finishes complement the home's warm, inviting feel. The fully developed basement expands your living space with a large family room, laundry area, and plenty of storage options. Comfort and efficiency are enhanced with a high-efficiency furnace, central air conditioning, updated electrical, newer windows, and insulated floor assemblies between levels for added sound reduction and energy efficiency. Outside, you'll love the incredible curb appeal, fully fenced yard, mature landscaping, and generous lot size. A 14' x 26' detached garage, 10' x 12' storage shed, and additional rear and front parking provide ample room for vehicles, hobbies, and recreational storage. Conveniently located close to schools, parks, shopping, public transit, and other North Lethbridge amenities, this move-in ready home combines classic charm, modern updates, and outstanding value. Don't miss your opportunity to own a solid, well-cared-for home in a desirable, established neighbourhood.