



GRASSROOTS
REALTY GROUP

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1914 17 Street N
Lethbridge, Alberta

MLS # A2335921



\$469,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,078 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks, Separate Entrance		

Inclusions: N/A

Welcome home! This very well cared for and upgraded bi-level is located on a quiet street and is in a great Northside location. The home features a very open main floor kitchen and living room with lots of upgrades which include: granite countertops, flooring, railings, appliances and more. The 2 bedroom basement suite helps supplement the mortgage but can easily be converted back to a single family dwelling. Enjoy the backyard oasis which offers totally privacy and also features a hot tub and huge 24'x 26' detached garage. Home shows true pride of ownership throughout. Don't miss out on this one!