



GRASSROOTS
REALTY GROUP

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731 17 Street N
Lethbridge, Alberta

MLS # A2336087



\$349,900

Division:	Westminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	922 sq.ft.	Age:	1948 (78 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L(W)
Utilities:	-

Inclusions: Window Coverings, Electric Fireplace

Great Value, Great Potential! Located on a quiet street, this well-maintained home offers the perfect combination of move-in-ready updates and room to make it your own. The main floor features a newer kitchen and appliances, updated bathroom, and newer flooring. The spacious basement is ready for your finishing touches and could easily become a family room, games room, home office, gym, or additional bedroom. The generous backyard is a standout feature, offering plenty of room to enjoy and entertain, plus RV parking and alley access. There's even space to build a large garage while still maintaining a fantastic yard! Whether you're a first-time buyer or an investor, this property offers flexibility, potential, and great value. Come see all that it has to offer!