



GRASSROOTS
REALTY GROUP

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1301 17 Avenue S
Lethbridge, Alberta

MLS # A2346239



\$499,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,122 sq.ft.	Age:	1960 (66 yrs old)
Beds:	6	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x2, Stove x2, Dishwasher, Microwave, Washer/Dryer, Window Coverings, AC, heater in Garage as is

This versatile Agnes Davidson bungalow offers 6 bedrooms and endless possibilities, making it ideal for multi-generational living, an owner seeking rental income, or an investor. The entire property has been cleaned, freshly painted, updated with new light fixtures and window coverings, and is completely move-in ready. Ask your REALTOR® for a full list of recent updates. Upstairs offers an open, functional layout connecting the kitchen, dining, and living areas, along with 3 bedrooms and a full bath. The lower level functions as an illegal basement suite with an additional 3 bedrooms and a second full bath. The home currently features shared laundry, but plumbing hookups are already in place to easily add a separate stacked washer and dryer downstairs. Parking is abundant with a driveway, carport, and two additional spots in the rear. The single attached heated garage is currently divided into two sections, but removing the divider wall allows for tandem parking for two vehicles. Outside, enjoy a patio within a fully fenced yard. Situated on 17th Avenue with little through traffic, you'll enjoy quiet living with quick access to 16th Avenue and Scenic Drive. With a pre-inspection completed and immediate vacant possession available, call your REALTOR® today to book a viewing!