



GRASSROOTS
REALTY GROUP

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1521 17 Street S
Lethbridge, Alberta

MLS # A2348773

\$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 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 with quartz countertops, white cabinetry complemented by wood-accent lower cabinets, and a white tile backsplash. Light oak-coloured vinyl plank flooring flows throughout the main floor, connecting the kitchen, living, and dining areas for a warm and cohesive feel. Large windows, black light fixtures, crisp white walls, and striking dark accents create a sophisticated aesthetic, while terrazzo tile adds distinctive character to the bathrooms. A stylish half bath, practical mudroom, and direct access to a single attached garage complete the main level. The thoughtfully selected exterior finishes include light-coloured Hardie board siding, dark board-and-batten accents, and a combination of light and dark stone. A welcoming front porch with black metal railings adds the finishing touch to the home's curb appeal. With NO CONDO FEES and room to grow with the potential for a 4th bedroom and 4th bathroom in the unfinished basement, The Sandstones offer an incredible opportunity for first-time home buyers, families, and savvy investors alike—delivering exceptional style, comfort, and long-term value! Floorplan designed by Red Beard Drafting. Estimated completion is end of January 2027.

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