

\$359,900 - 1119 17a Street S, Lethbridge

MLS® #A2249063

\$359,900

4 Bedroom, 2.00 Bathroom, 897 sqft

Single Family on 0.13 Acres

Victoria Park, Lethbridge, Alberta

Situated on a quiet, low-traffic street just two blocks from Gyro Park, the hospital, and two schools, this charming property blends lifestyle, location, and investment potential. With 2 bedrooms up and 2 down, this home offers exceptional flexibility—perfect for multi-generational living or rental income. Each level features its own furnace and there is a fully functional illegal/non approved suite with a kitchen downstairs, making the basement ideal for extended family, tenants, or guests. Large windows throughout the home fill the space with natural light, while the spacious deck and fully fenced backyard create a peaceful retreat for entertaining, gardening, or enjoying quiet evenings. First-time buyers will love the move-in-ready condition and the ability to offset mortgage costs, while investors will recognize the strong rental potential and dual-living setup. Additional features include a single garage, a generously sized driveway with ample parking, and a prime location in a quiet, family-friendly neighbourhood—close to everything yet tucked away from the bustle. This is more than just a home—it's a smart investment in your future. Whether you're starting out, scaling back, or expanding your portfolio. Contact your REALTOR® today to book your private showing! (id:6289)

Built in 1951

Essential Information



Listing #	A2249063
Price	\$359,900
Bedrooms	4
Bathrooms	2.00
Square Footage	897
Acres	0.13
Year Built	1951
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1119 17a Street S
Subdivision	Victoria Park
City	Lethbridge
Province	Alberta
Postal Code	T1K1Z7

Amenities

Amenities	Schools
Features	See remarks, Other, Back lane
Parking Spaces	3
Parking	Attached Garage, Parking Pad, Street
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Oven, Dryer
Heating	Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

Onyx Realty Ltd.



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