

**1321 17 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2272317**



**\$375,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,044 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad, Rear Drive		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Stucco

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Window Coverings , Garage Door Opener + Remote , Fire Pit

A great bungalow tucked away on a quiet south side street. This home offers three bedrooms and one and a half baths. Recent updates include white shaker kitchen cabinets , fresh paint and vinyl plank flooring. The property also has plenty of off-street parking , a double garage , central air and a newer hot water tank , as well as a low maintenance brick and stucco exterior - solid value in a great location. Call your favorite Realtor to view !