



Anne French
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1317 17 Avenue S
Lethbridge, Alberta

MLS # A2312419



\$495,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,053 sq.ft.	Age:	1959 (67 yrs old)
Beds:	6	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: n/a

Freshly renovated with excellent flexibility and income potential, this spacious southside bungalow offers a total of 6 bedrooms and a separate basement entrance in the desirable Agnes Davidson neighbourhood. The bright main floor features 3 bedrooms, updated finishes, refreshed flooring, and a functional layout ideal for families or shared living. The renovated kitchen and living spaces feel clean, modern, and move-in ready. Downstairs, the fully developed basement provides an additional 3 bedrooms, second laundry, and separate access - creating strong income potential or space for extended family, students, or multi-generational living. Outside, you'll appreciate the mature southside location, off-street parking, and single detached garage. Conveniently located near schools, parks, trails, and other everyday amenities. A versatile property offering space, updates, and opportunity in one of Lethbridge's most popular neighbourhoods.