



Anne French
Your REALTOR®
Love where you live.

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2009 17 Street N
Lethbridge, Alberta

MLS # A2315396



\$434,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,073 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to this spotless 4 bedroom, 2 bathroom home in North Lethbridge offering space, functionality, and incredible value! From the moment you walk in, you'll appreciate how clean and well cared for this home truly is. Featuring a separate basement entry, this property offers flexibility for families, guests, or future possibilities. Outside, you'll love the massive 26x24 heated detached garage, perfect for projects, storage, or keeping vehicles warm year round. There's also RV parking with convenient alley access, making this property ideal for anyone needing extra parking and space. Whether you're looking for a move in ready family home or a property with room to grow, this one checks all the boxes. Clean, functional, and packed with features, this is a home you'll want to see in person.