

1116 17th Street S
Lethbridge, Alberta

MLS # A2324825



\$379,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,370 sq.ft.	Age:	1948 (78 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: Refrigerator, Stove, Portable Dishwasher, Hood Fan, Microwave, Washer/Dryer, Outside Planter Boxes x2, Ikea cabinet and Ikea Storage Unit in Flex Room, Kitchen Pantry Unit, All Window Coverings

Welcome to this charming bungalow nestled in the heart of Agnes Davidson, one of South Lethbridge's most loved established neighbourhoods. Offering incredible walkability, you're just minutes from Chinook Regional Hospital, Gyro Park, schools, shopping, and scenic routes —making this an ideal home for first-time buyers, downsizers, healthcare professionals, or investors. Inside, you'll find a bright and inviting layout featuring 2 bedrooms plus a spacious flex room that easily functions as a generous primary bedroom, home office, guest space, or hobby room. Large windows throughout fill the home with natural light while maintaining the character and warmth that only mature neighbourhoods can offer. The oversized dining room is perfect for hosting family dinners, holiday gatherings, or game nights and opens directly onto a beautiful covered deck—creating the perfect extension of your living space for summer BBQs, morning coffee, or relaxing under the canopy of mature trees. The backyard offers plenty of room to garden, entertain, or simply enjoy the privacy of this peaceful setting. A single detached garage, additional storage shed, rear lane access, and mature landscaping add even more functionality. If you've been searching for an affordable bungalow under \$400,000 in South Lethbridge with space to grow, timeless character, and an unbeatable location, this Agnes Davidson home is one you won't want to miss.