

1921 17 Street N
Lethbridge, Alberta

MLS # A2336385



\$339,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,170 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Carport, Concrete Driveway, RV Access/Parking, Single G		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Interior Lot, Landscaped		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt, Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage, Vinyl Windows, Wood Windows		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings (all "as is")

Opportunity knocks in this desirable northside neighbourhood just steps from Winston Churchill High School. This 1,170 sq. ft. bungalow offers solid construction and great potential for the right buyer looking to build equity. Featuring 5 bedrooms and 3 bathrooms, this fully developed home includes a single attached garage, carport and a generously sized backyard with RV parking. The main floor boasts a spacious living room highlighted by a large picture window with a pleasant streetscape view, along with a primary bedroom complete with a convenient 3-piece en-suite. Downstairs, you'll find a massive family room with a wet bar, an additional 2 bedrooms, and a laundry/utility area—plenty of room to reimagine and customize. While the home is in need of substantial renovation, the fundamentals are there. With hot water heating, original electrical service, and an asphalt bonded roof, this property is best suited for buyers with vision and a handy skillset. Bring your creativity and transform this well-located property into something truly special.