

1609 17 Avenue S
Lethbridge, Alberta

MLS # A2338336



\$460,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Cordless blinds, hoodfan, attached shoe rack, mirror cabinet in hall, attached white shelving in kitchen and living space, Shed, picnic table

Nestled in the heart of the Agnes Davidson neighbourhood sits this legally suited property with 3 bedrooms up and two bedrooms down! This could be the perfect arrangement for an Income property, use it as a lovely family home, or choose to live up and rent down. The upstairs boasts 3 generously sized bedrooms, a large living room with oversized front windows, and updated flooring, windows, main bathroom and eat-in kitchen. Downstairs you will find a separate side entry leading down to a shared laundry/utility room, two more bedrooms, 1 bathroom, another big living space, and a kitchen area. The back yard space has also been thoroughly landscaped and is the perfect space to host gatherings or just relax and enjoy. It has been well maintained with mature trees, shrubs, and large patio space. There is also a detached and insulated double car garage for all your hobby, storage, or mechanical needs!