

805 17 Street S
Lethbridge, Alberta

MLS # A2341547



\$589,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,706 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Treed, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Other	Zoning:	R-L
Foundation:	See Remarks	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, dishwasher, stove, built-in microwave, window coverings, washer, dryer, central air, central vac & attachments, detached garage with shelving & cabinets, freezer, underground sprinklers- all goods as is where is.

****OPENHOUSE SUNDAY, SEP. 20th FROM 1-2:30pm Hosted by Melanie Walsh.**** Welcome to 805 17 Street South — a charming Southside infill where character, comfort and space come together in a location you'll love. Built in 2005 in a mature, established neighbourhood, this 1,700+ sqft. fully developed two-storey offers 3+1 bedrooms, 3.5 bathrooms, beautiful hardwood floors and a warm, welcoming feel throughout. At the heart of the home, the spacious living room features a striking stone-faced gas fireplace framed by glass-enclosed bookcases, while the generous kitchen offers granite countertops, an abundance of cabinetry, a corner pantry and large island with sit-up bar. Just off the kitchen, step onto the large deck overlooking the spacious, mature backyard — an inviting space for summer evenings, entertaining or simply unwinding at the end of the day. Upstairs, the spacious primary bedroom features a walk-in closet and 3-piece ensuite, complemented by the convenience of a dedicated laundry room. The fully developed basement extends the living space with a fourth bedroom and family/rec room to enjoy. A newer roof and hot water tank add peace of mind, while all appliances are included, along with the washer, dryer and central air for added comfort. Outside, the welcoming front porch enhances the home's curb appeal and the detached garage with 220V power provides excellent storage and workshop space with potential to create a functional double garage. Ideally situated in a quiet Southside neighbourhood just minutes from the hospital, schools, parks, shopping and everyday amenities. If you've been looking for a home with personality, plenty of room and a location that makes everyday life easy — this one deserves a closer look!