Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

# 2421 17 Street N
# Lethbridge, Alberta

## MLS # A2353190

# $485,000

| | | | |
|---|---|---|---|
| **Division:** | Winston Churchill | | |
| **Type:** | Residential/House | | |
| **Style:** | Bi-Level | | |
| **Size:** | 1,048 sq.ft. | **Age:** | 1974 (52 yrs old) |
| **Beds:** | 4 | **Baths:** | 2 |
| **Garage:** | Double Garage Detached, Off Street, Parking Pad, RV Access/Parking, RV G | | |
| **Lot Size:** | 0.14 Acre | | |
| **Lot Feat:** | Back Lane, Back Yard, Landscaped | | |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Mixed | **Zoning:** | R-L |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Kitchen Island, No Smoking Home | | |

**Inclusions:** shed

Renovated bi-Level in Winston Churchill! RV Parking & Heated Garage. This 1974 house has been redone inside and out. Outside, you get a refreshed exterior with newer feature finishings, new windows throughout and new shingles (2025). There’s a newer detached garage (2016) that’s finished (2x6) heated and provides 220v power, with brand-new epoxy floors. The front concrete parking pad has been widened to easily accomidate 2 vehicles, there’s RV parking out back, and newer fencing runs along the south and east sides. Inside the house, the makeover continues! The main floor has brand new vinyl plank flooring, and the stairs and basement have brand new carpet. The whole house has been freshly painted, including new baseboards, and there’s a brand-new glass banister along the top level, allowing for seemless flow, and a modern, airy feeling to the entrance. Add in Central A/C, updated panel (2025) and apparent pride of ownership throughout-  And it almost makes this one too easy to say yes to! With 4 bedrooms and 2 baths on a great-sized lot in a mature neighbourhood, it feels (and smells) like a new house. Its the whole package- Check it out today!

Copyright (c) 2026 Anne French. Listing data courtesy of Onyx Realty Ltd.. Information is believed to be reliable but not guaranteed.