

# \$489,900 - 1020 17 Street S, Lethbridge

MLS® #A2094695

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 0.07 Acres

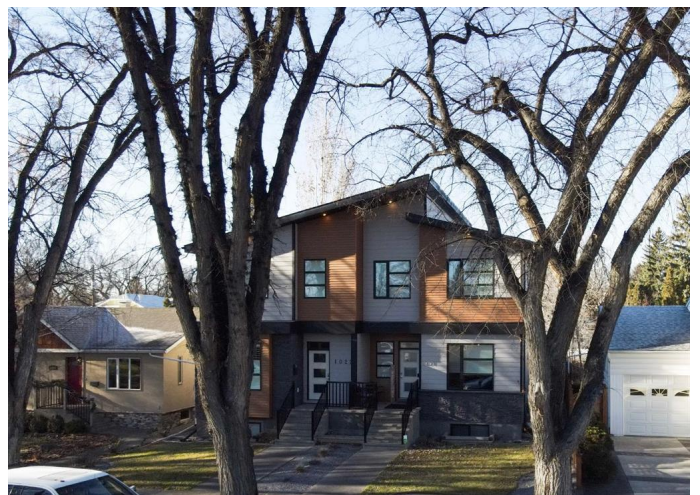
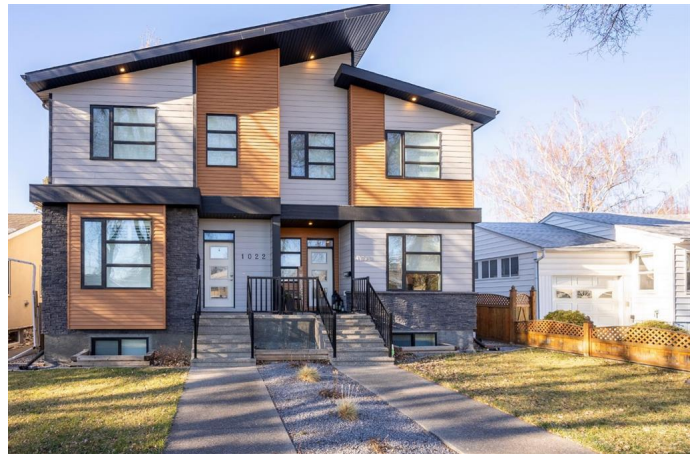
Victoria Park, Lethbridge, Alberta

Welcome to this stunning half duplex, a true gem offering a harmonious blend of style and functionality. Boasting 3 bedrooms and 2.5 bathrooms, this residence spans almost 1600 sq ft of thoughtfully designed living space. Step into a bright and airy ambiance courtesy of the open floor plan, where natural light bathes each room in a warm and inviting glow. The heart of the home lies in the contemporary kitchen adorned with a stunning Island with quartz countertops and stainless steel appliances. This culinary haven is not only visually appealing but also equipped to meet the demands of modern living.

Convenience is key in this prime location, situated close to the hospital and transit for easy accessibility. Nature enthusiasts will delight in the proximity to Gyro Park, just steps away, providing a serene escape for leisurely strolls and outdoor activities.

The allure continues as you explore the open basement, a canvas awaiting your personal touch for development. Tailor this space to suit your lifestyle, whether it be a recreation room, home office, or additional living area – the possibilities are endless.

This home is not merely a residence; it's a testament to the seamless fusion of contemporary design, practicality, and a prime location. Immerse yourself in a home where every detail has been meticulously crafted to create a haven of comfort and style. Welcome to a residence that transcends expectations, promising a lifestyle of modern elegance and



convenience.

Built in 2017

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2094695               |
| Price          | \$489,900              |
| Sold Price     | \$471,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,597                  |
| Acres          | 0.07                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 1020 17 Street S |
| Subdivision | Victoria Park    |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 1X6          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |

**Interior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, See Remarks |
|-------------------|----------------------------------------------|

|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer |
| Heating         | Forced Air                                                               |
| Cooling         | None, Other                                                              |
| Fireplace       | Yes                                                                      |
| # of Fireplaces | 1                                                                        |
| Fireplaces      | Electric, Living Room                                                    |
| Has Basement    | Yes                                                                      |
| Basement        | See Remarks, Unfinished                                                  |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Back Yard, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                               |
| Construction      | Composite Siding                              |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 24th, 2023 |
| Date Sold      | January 26th, 2024  |
| Days on Market | 62                  |
| Zoning         | R-L                 |
| HOA Fees       | 0.00                |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.