

\$750,000 - 833 17 Street S, Lethbridge

MLS® #A2100025

\$750,000

6 Bedroom, 6.00 Bathroom, 3,032 sqft

Residential on 0.14 Acres

Victoria Park, Lethbridge, Alberta

Welcome to this exceptional full duplex offering a perfect blend of modern design and convenient living. Built in 2015, this property boasts two identical units, each with three bedrooms and 2.5 baths, providing ample space for comfortable living. As you step into each side, you'll be greeted by the open and airy main floor featuring 9' ceilings through the open concept living space. The well-appointed kitchens with modern appliances and ample counter space, including a large island, make meal preparation a joy, while the adjoining living and dining areas provide the perfect setting for entertaining friends and family. Upstairs, each unit hosts three generously sized bedrooms and 2 full bathrooms. The primary bedrooms come complete with ensuite bathrooms and walk-in closets. Both sides of the duplex come with unfinished basements, presenting a blank canvas for your creative vision. Whether you choose to create a home office, a fitness space, or a recreational room, the possibilities are endless. Situated in a prime location close to the hospital, this duplex offers convenience for healthcare professionals and the potential to rent in a fantastic neighbourhood. Additionally, the property's location provides easy access to amenities, shopping, and entertainment. Don't miss the opportunity to own this well-maintained full duplex. Call your agent to schedule a showing today and make this property your new home or investment opportunity!



Built in 2014

Essential Information

MLS® #	A2100025
Price	\$750,000
Sold Price	\$700,000
Bedrooms	6
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,032
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	833 17 Street S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 3E1

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Off Street, Parking Pad

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 5th, 2024
Date Sold	July 10th, 2024
Days on Market	185
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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