# \$299,900 - 723 17 Street N, Lethbridge

MLS® #A2103166

# \$299,900

3 Bedroom, 2.00 Bathroom, 927 sqft Residential on 0.14 Acres

Westminster, Lethbridge, Alberta

Welcome to your perfect starter home! This immaculate 927 square foot residence is a perfect blend of comfort and style, offering a range of features that will make every day a delight. With a new roof and windows, this home not only boasts a fresh, modern look but also provides peace of mind with its recent upgrades.

Step inside to discover a beautifully finished basement that adds valuable living space to the home, creating room for various activities or even an additional bedroom. The three bedrooms provide ample accommodation, while the well-appointed one and a half baths ensure convenience for the whole family.

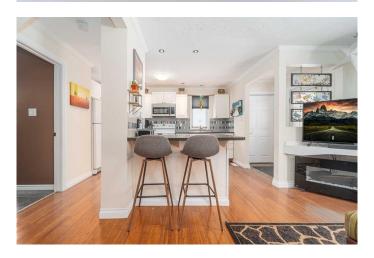
Relax and unwind in the luxurious jetted tub, a perfect retreat after a long day. The open floor plan enhances the sense of space, allowing for seamless flow between the living, dining, and kitchen areas. Natural light floods the interior, creating a warm and inviting atmosphere throughout.

Car enthusiasts and DIY enthusiasts will appreciate the single-car heated garage, complete with room for a workshop. Whether you're working on your latest project or simply want to keep your vehicle warm during the colder months, this garage is a valuable addition to the property.

Efficiency meets coziness with upgraded







insulation, ensuring comfort in all seasons and reducing energy costs. Imagine enjoying the warmth of your home in winter and the cool, refreshing air in summerâ€"all while saving on utility bills.

This home is not just a residence; it's a lifestyle upgrade. Don't miss the opportunity to make it yours. Welcome home!

Built in 1948

### **Essential Information**

MLS® # A2103166 Price \$299,900 Sold Price \$299,900

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 927
Acres 0.14
Year Built 1948

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Sold

# **Community Information**

Address 723 17 Street N
Subdivision Westminster
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1H 3E2

#### **Amenities**

Parking Spaces 3

Parking Driveway, Front Drive, Garage Door Opener, Garage Faces Front,

Heated Garage, Off Street, Oversized, Single Garage Detached, Workshop in Garage

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate

Counters, Open Floorplan, Vinyl Windows

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating Central

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Few Trees

Roof Asphalt Shingle

Construction Glass, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed January 23rd, 2024

Date Sold February 8th, 2024

Days on Market 15

Zoning R-L(W) HOA Fees 0.00

# **Listing Details**

Listing Office Lethbridge Real Estate.com

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