

\$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 summer—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
----------------	----------------------------

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.