

\$425,000 - 1733 17 Avenue S, Lethbridge

MLS® #A2132321

\$425,000

4 Bedroom, 2.00 Bathroom, 1,061 sqft

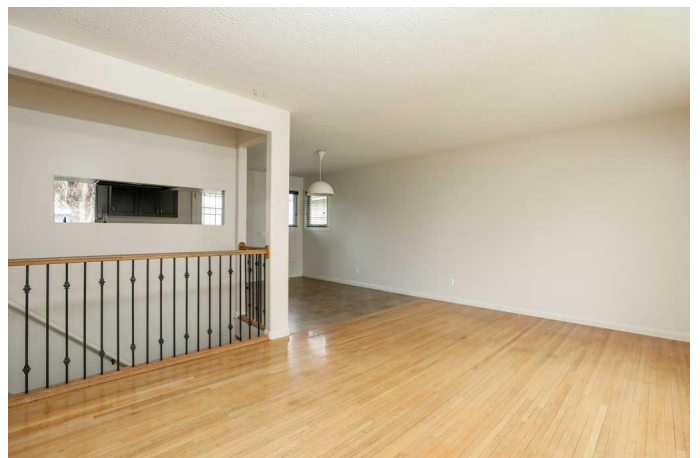
Residential on 0.15 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to this beautifully maintained single-family detached home in the highly sought-after neighborhood of Agnus Davidson, Lethbridge. This charming bungalow offers a spacious living area with 2,003 sq. ft. of total living space, featuring 1,061 sq. ft. on the main level and an additional 942 sq. ft. in the developed lower level.

Step inside to find a welcoming and well-designed layout. The main floor boasts three comfortable bedrooms, including a primary bedroom, and a full bathroom. The living room and bedrooms feature elegant hardwood flooring, enhancing the home's warmth and charm. The modern kitchen, dining area, and bathroom are designed for practicality and ease, ensuring a seamless living experience. The kitchen comes equipped with essential appliances, including a fridge, stove, dishwasher, and rangehood, making meal preparation a breeze. The adjacent dining area is perfect for family meals and gatherings.

The lower level adds versatility to the home with an additional bedroom, a newly updated bathroom, and ample space for a family room or home office. This level is carpeted for added coziness. The forced air heating system and air conditioning ensure year-round comfort, while the on-demand water system, newer furnace, and newer roof add value and peace of mind.



Outdoor living is equally impressive with a large, beautifully landscaped, and private fenced-in yard. Enjoy summer barbecues on the gorgeous deck or let the kids play freely in this expansive outdoor space. The single detached garage provides convenient parking and storage options.

Located in a quiet neighborhood, this home is ideal for families and professionals alike. The Agnus Davidson area is renowned for its friendly community, excellent schools, and proximity to shopping centers, and various recreational amenities. Enjoy leisurely walks on nearby paths or explore the stunning Coulees. The Lethbridge College is also conveniently close, making it a great option for families with students.

Don't miss the opportunity to make this charming bungalow your new home. Schedule a viewing with your realtor today and experience the lifestyle this wonderful property has to offer!

Built in 1959

Essential Information

MLS® #	A2132321
Price	\$425,000
Sold Price	\$415,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,061
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Sold
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Community Information

Address	1733 17 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1A7

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Storage
Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	May 28th, 2024
Days on Market	11
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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