

# \$459,900 - 113 & 115 17 Street N, Lethbridge

MLS® #A2215839

## \$459,900

5 Bedroom, 3.00 Bathroom, 1,990 sqft  
Residential on 0.17 Acres

Upper Eastside, Lethbridge, Alberta

Exceptional opportunity to own a full duplex in the northside of Lethbridge! Situated on a mature lot, this property at 113 & 115 17 Street North offers a combined 1,990 square feet of living space, making it an ideal choice for investors, multi-generational families, or those seeking a mortgage helper. Unit 115 has been thoughtfully renovated and offers a spacious, functional layout. The main level features a modern kitchen, an adjoining dining area, and a large, inviting living room perfect for family gatherings or entertaining. Two comfortable bedrooms and a full 4-piece bathroom complete the main floor. Downstairs, you'll find a generous family room that offers great flexibility – whether as a media room, home gym, or play space. The basement also includes a third bedroom, a 3-piece bathroom, dedicated laundry area, and a large storage room to keep everything organized. Unit 113 offers a bright, open-concept main floor with a flowing layout that includes the living room, dining area, and kitchen. Two main floor bedrooms and a full 4-piece bathroom provide convenience and comfort. The basement adds further value with two additional bedrooms, another full bathroom, a second living room, and laundry facilities – ideal for extended family or rental possibilities. Whether you're looking to live in one unit and rent the other, house extended family, or add a solid investment to your portfolio, this full duplex delivers excellent versatility, space, and value. Contact your favourite REALTOR® today!



Built in 1964

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2215839               |
| Price          | \$459,900              |
| Sold Price     | \$440,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,990                  |
| Acres          | 0.17                   |
| Year Built     | 1964                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Bungalow, Side by Side |
| Status         | Sold                   |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 113 & 115 17 Street N |
| Subdivision | Upper Eastside        |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1H 3C6               |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Storage |
| Appliances        | Dryer, Refrigerator, Washer, Stove(s)  |
| Heating           | Forced Air                             |
| Cooling           | None                                   |
| Has Basement      | Yes                                    |
| Basement          | Finished, Full                         |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
|-------------------|-----------------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Back Yard       |
| Roof            | Tar/Gravel      |
| Construction    | Stucco          |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Date Sold      | May 27th, 2025   |
| Days on Market | 25               |
| Zoning         | R-L(W)           |
| HOA Fees       | 0.00             |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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