

# \$375,000 - 1123 17a Street S, Lethbridge

MLS® #A2196749

## \$375,000

3 Bedroom, 2.00 Bathroom, 961 sqft  
Residential on 0.13 Acres

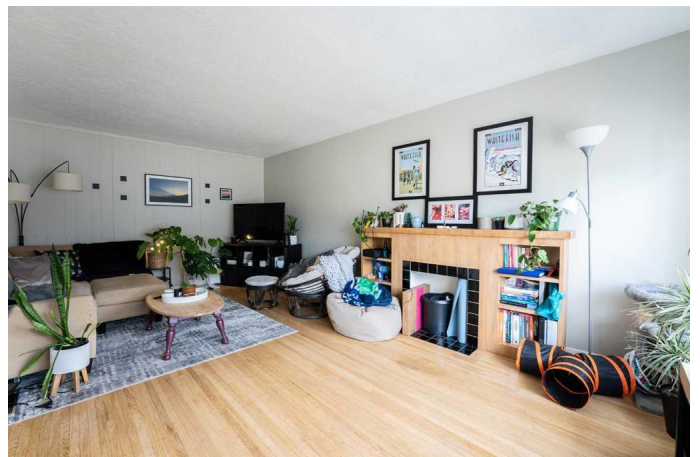
Victoria Park, Lethbridge, Alberta

Welcome to this charming and well-maintained home located in the desirable neighborhood of Victoria Park. This house boasts an illegally suited basement with separate entrance. Step inside and be greeted by a bright and spacious interior that has been meticulously cared for. The newer furnace, hot water tank, and roof provide peace of mind for years to come. The large kitchen upstairs is perfect for preparing meals with plenty of counter space and storage. The big backyard is ideal for outdoor gatherings or letting the kids run around. With a layout that feels open and airy, this home offers the perfect blend of comfort and functionality for an owner or investor. Reach out to your favorite REALTOR Â® today to book a showing.

Built in 1951

### Essential Information

MLS® #	A2196749
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.13
Year Built	1951
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	1123 17a Street S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1Z7

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Wood Windows
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 28th, 2025
Days on Market	13
Zoning	R-L

### Listing Details

Listing Office	eXp Realty of Canada
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