# \$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 ® 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

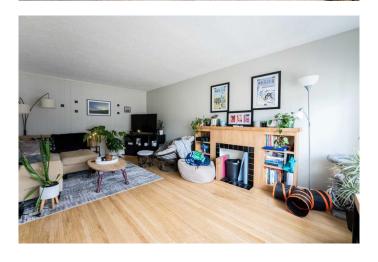
Year Built 1951

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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