

# \$249,900 - 618 17 Street N, Lethbridge

MLS® #A2235425

## \$249,900

3 Bedroom, 1.00 Bathroom, 598 sqft

Residential on 0.10 Acres

Westminster, Lethbridge, Alberta

Welcome to 618 17St North! This single-family home features 3 bedrooms, 1 bathroom, and a partially developed basement with a separate entrance. Notable updates include a refreshed bathroom with full tile tub surround, updated laminate flooring, an updated furnace, updated wiring and plumbing, a sump pump, and an updated roof. Situated on a deep, fully fenced lot with alley access, the property also offers rear parking and a detached single-car garage. Conveniently located within walking distance of Westminster Elementary School, several parks, and a city bus stop, this home is ideal as a revenue property or a fantastic starter home.

Built in 1937

## Essential Information

MLS® #	A2235425
Price	\$249,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	598
Acres	0.10
Year Built	1937
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	618 17 Street N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 3C9

## Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	3
Zoning	R-L(W)

## Listing Details

Listing Office	REAL BROKER
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