

**1622 17 Avenue S  
Lethbridge, Alberta**

**MLS # A2187553**



**\$359,900**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	996 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Many Trees		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** 2 FRIDGES, 2 STOVES, WASHER AND DRYER (ALL AS IS)

Exceptional south side location, 2 bedrooms up with a 2 bedroom illegal suite—perfect for multi-generational living or generating rental income! Situated in one of the city's most sought-after neighborhoods, near the sugar bowl, this residence offers quick access to schools, parks, shopping, and all the amenities of Southgate and Mayor Magrath Drive. The upper level features spacious bedrooms, an open-concept living area, and modern finishes, while the bright and airy basement suite includes a separate entrance, full kitchen, and shared laundry. Features include a detached garage, carport, rear off street parking. Whether you're an investor or a homeowner looking for flexibility and location, this property checks all the boxes!