

# \$424,900 - 1017 17a Street S, Lethbridge

MLS® #A2216852

**\$424,900**

3 Bedroom, 3.00 Bathroom, 1,226 sqft

Residential on 0.07 Acres

Victoria Park, Lethbridge, Alberta

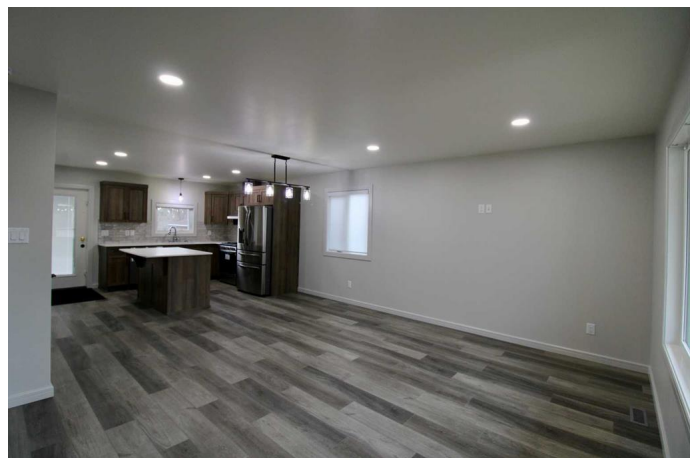
Welcome to your next home in one of South Lethbridge's most sought-after neighborhoods! This brand new, beautifully built half duplex blends modern design, unbeatable location, and exceptional value into one stunning package. Step inside and be wowed by the bright, open-concept main floor, perfectly tailored for entertaining and everyday living. The heart of the home is the kitchen, boasting gleaming stainless steel appliances, sleek quartz countertops, and plenty of space to cook, gather, and enjoy. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite complete with a private ensuite bathroom. With a total of two bathrooms upstairs, mornings just got a whole lot easier for families or roommates. Need room to grow? The unfinished basement with a SEPARATE ENTRANCE offers endless possibilities! And let's talk location: Just a half block from the hospital and nestled in the vibrant heart of South Lethbridge, this home offers unbeatable convenience whether you're a healthcare professional, investor, or someone looking to live close to it all. Note: photos are of a very similar build done by the builder with an almost identical layout and finishings.

Built in 2025

## Essential Information

MLS® #

A2216852



Price	\$424,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,226
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1017 17a Street S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K1Z5

### Amenities

Parking Spaces	2
Parking	Alley Access, Concrete Driveway, Off Street, Parking Pad

### Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-L

**Listing Details**

Listing Office	Braemore Management
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.