

\$450,000 - 1309 17 Avenue S, Lethbridge

MLS® #A2253180

\$450,000

4 Bedroom, 3.00 Bathroom, 1,074 sqft

Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

This well-maintained home has great curb appeal and sits on a quiet street just off 16th Avenue, offering quick access to anywhere in the city. With over 1,000 sq. ft., it features 4 bedrooms and 3 bathrooms. The main floor has the convenience of three bedrooms, while the basement adds a spacious family room, laundry area, a third bathroom, and an extra-large bedroom.

Recent upgrades include a newer furnace and hot water on demand installed in 2025. Outside, you'll find a beautifully landscaped yard with paving stones and a covered patio space beside the drywalled, painted, and heated garage. Both the home and garage are fitted with gemstone lights. Contact your REALTOR® today to arrange a viewing. Quick possession is possible

Built in 1959

Essential Information

MLS® #	A2253180
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,074
Acres	0.14



Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1309 17 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1K9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	10
Zoning	R-L

Listing Details

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