

\$379,000 - 1322 17 Avenue, Lethbridge

MLS® #A2221408

\$379,000

5 Bedroom, 2.00 Bathroom, 1,058 sqft
Residential on 0.15 Acres

Agnes Davidson, Lethbridge, Alberta

Welcome to 1322 - 17th Avenue South!

This spacious home is located on a rare double lot and boasts 5 bedrooms and 2 full bathrooms, making it perfect for families or those seeking ample space. The open-concept upstairs was renovated in 2010, offering a modern and inviting layout.

Step into a bright and airy living space featuring large windows that flood the home with natural light. The south wall is lined with windows and a sliding glass door, enhancing the indoor-outdoor living experience.

The installed kitchen island (2020) is moveable for flexible entertaining and cooking space.

The fully finished basement was renovated in 2012 and includes a luxurious 8-person jetted hydrotherapy tub, a new bathroom, and an open design with Caribbean-inspired decor. There are also two bedrooms in the basement and a family room.

Enjoy peace of mind with hot water on demand, a freshly painted interior, and included drapes and window coverings. All appliances are included: Fridge, Stove with Double Oven, Microwave, Dishwasher, Washer, and Dryer.

Outdoors, the extra-large driveway offers plenty of parking, and the beautifully landscaped yard features perennials, an apple tree, blackberry bush, raspberry canes, and strawberry plants. Relax or entertain on the expansive, spacious deck.

This home is move-in ready and packed with thoughtful updatesâ€”donâ€™t miss your



chance to view it!

Built in 1959

Essential Information

MLS® #	A2221408
Price	\$379,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,058
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1322 17 Avenue
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1A4

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Tankless Hot Water
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

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.