

\$250,000 - 736 17 Street N, Lethbridge

MLS® #A2241915

\$250,000

2 Bedroom, 1.00 Bathroom, 795 sqft

Residential on 0.09 Acres

Westminster, Lethbridge, Alberta

Welcome to 736 17 Street N, a charming and well-maintained bungalow in Westminster.

This cozy 2-bedroom, 1-bathroom home is move-in ready and features numerous recent upgrades, making it perfect for first-time buyers, downsizers, or investors.

Inside, you'll find a bright living space with laminate flooring, a spacious kitchen, and updated mechanicals for peace of mind. The home has been thoughtfully cared for with the roof, hot water on demand system, furnace, and central A/C all updated within the last six years, ensuring efficiency and comfort year-round.

This property includes an oversized, heated single detached garage with extra space for storage or workshop use, plus covered off-street parking. The fenced backyard offers privacy and room for gardening, pets, or outdoor entertaining.

Located close to schools, playgrounds, shopping, and transit, this affordable property is a rare find in today's market. Whether you're looking to get into homeownership or add to your rental portfolio, this home checks all the boxes.

Don't miss out on this great opportunity in a convenient, family-friendly location

Contact your favourite REALTOR® to book your showing today!

Built in 1909

Essential Information



MLS® #	A2241915
Price	\$250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	795
Acres	0.09
Year Built	1909
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	736 17 Street N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 3E1

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	No Animal Home, Vinyl Windows, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Central
Cooling	Central Air
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 1st, 2025
Days on Market 10
Zoning R-L(W)

Listing Details

Listing Office eXp Realty of Canada

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