

\$349,900 - 1009 17 Street N, Lethbridge

MLS® #A2228663

\$349,900

4 Bedroom, 2.00 Bathroom, 1,038 sqft
Residential on 0.16 Acres

Winston Churchill, Lethbridge, Alberta

Charming, Versatile, and Packed with Potential â€“ Welcome to 1009 17 Street N, Lethbridge!

This beautifully maintained 4-bedroom, 2-bathroom bungalow in the heart of Winston Churchill is a rare find that checks all the boxesâ€”for families, first-time buyers, and savvy investors. Sitting on a generous 7,170 sq ft lot, this home offers a perfect blend of classic character, practical upgrades, and income-generating potential.

Step inside and youâ€™ll instantly feel at home. The main living area features vaulted ceilings and oversized windows that flood the space with natural light, creating a bright, warm, and inviting atmosphere. The layout is both intuitive and flexible, with three spacious bedrooms and a full bathroom on the main floorâ€”perfect for growing families, professionals working from home, or anyone who values comfort and convenience.

The heart of the homeâ€”a well-planned kitchen and dining spaceâ€”flows seamlessly together, making daily meals and entertaining a breeze. Thoughtful finishes and ample cabinetry provide both style and function for the home chef.

Downstairs, the fully developed basement delivers serious value. This level functions as an illegal suite, complete with a fourth



bedroom, full bathroom, full kitchen, cozy living room, and in-suite laundry. Whether you're looking for a mortgage helper, multigenerational living space, or steady rental income, this setup is move-in ready. With high rental demand in Lethbridge, you can start generating cash flow immediately.

Outside, the fully fenced backyard offers plenty of space to relax, play, or entertain. Imagine summer BBQs, garden beds, a firepit, or even a future deck or gazebo—the possibilities are endless. Additional exterior features include a covered carport, ample driveway parking, and a detached garage, making this home as functional as it is attractive.

Location is everything, and this one delivers! You're within walking distance to all three levels of school—Galbraith Elementary, Wilson Middle, and Winston Churchill High—making this ideal for families. Plus, you're close to parks, walking trails, recreation centres, and public transit. Whether you're commuting, running errands, or enjoying a family outing, everything you need is just minutes away.

Investor's Dream:

The property is currently occupied by excellent tenants who are open to extending their lease. That means guaranteed rental income from day one if you're looking to invest. Whether you choose to live upstairs and rent the basement or lease out both levels for maximum return, this is a turnkey opportunity with tenants already in place.

Don't wait—book your private showing today and discover why this home is the perfect blend of comfort, cash flow, and opportunity. Whether you're looking to build wealth through real estate or simply

settle into a home that offers room to grow and income potential, 1009 17 Street N is the one youâ€™ve been waiting for.

Built in 1958

Essential Information

MLS® #	A2228663
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,038
Acres	0.16
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1009 17 Street N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 3E3

Amenities

Parking Spaces	2
Parking	Parking Pad, Attached Carport

Interior

Interior Features	Beamed Ceilings, High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Few Trees
Roof	Flat Torch Membrane
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2025
Days on Market	50
Zoning	R-L

Listing Details

Listing Office	eXp Realty
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