

\$365,000 - 2109 17 Street N, Lethbridge

MLS® #A2249943

\$365,000

4 Bedroom, 2.00 Bathroom, 1,043 sqft

Residential on 0.14 Acres

Winston Churchill, Lethbridge, Alberta

Welcome to this beautifully maintained bungalow nestled in the quiet Winston Churchill, family-friendly neighborhood in Lethbridge. With 4 spacious bedrooms, 2 full bathrooms, and over 1,100 sq ft of living space, this home offers comfort, functionality, and charm at every turn.

Situated on a generous 6,600 sq ft lot, the property boasts a large, fully fenced backyard—perfect for kids, pets, or summer gatherings. Inside, you'll find a warm and inviting layout featuring a large living room, a well-appointed kitchen with ample storage, and a cozy dining area ideal for family meals or entertaining.

Downstairs, the partially finished basement adds valuable extra living space, including an additional bedrooms, a bathroom, and a large rec room. There is still some unfinished space for that man-cave or recreation room.

Additional highlights include:

Central location near schools, parks, shopping, and transit

Ample Parking at the rear with room to build a future garage

Move in right away with recent updates (New Upstairs Bathroom 2024, Underground Sprinklers 2024, Sliding Wardrobe and Built in Pantry)

Whether you're a first-time buyer, growing family, or investor, this home checks all the boxes. Don't miss your chance to own a solid one owner bungalow on a large lot in an established area of Lethbridge.



Contact your REALTOR® today for a showing.

Built in 1976

Essential Information

MLS® #	A2249943
Price	\$365,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,043
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2109 17 Street N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H4W8

Amenities

Parking Spaces	2
Parking	Oversized, Parking Pad

Interior

Interior Features	Pantry, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Courtyard, Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Days on Market	1
Zoning	R-L

Listing Details

Listing Office	Sunland Realty Corp.
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