

# \$459,900 - 113 & 115 17 Street N, Lethbridge

MLS® #A2215839

## \$459,900

5 Bedroom, 3.00 Bathroom, 1,990 sqft  
Residential on 0.17 Acres

Upper Eastside, Lethbridge, Alberta

Exceptional opportunity to own a full duplex in the northside of Lethbridge! Situated on a mature lot, this property at 113 & 115 17 Street North offers a combined 1,990 square feet of living space, making it an ideal choice for investors, multi-generational families, or those seeking a mortgage helper. Unit 115 has been thoughtfully renovated and offers a spacious, functional layout. The main level features a modern kitchen, an adjoining dining area, and a large, inviting living room perfect for family gatherings or entertaining. Two comfortable bedrooms and a full 4-piece bathroom complete the main floor. Downstairs, you'll find a generous family room that offers great flexibility – whether as a media room, home gym, or play space. The basement also includes a third bedroom, a 3-piece bathroom, dedicated laundry area, and a large storage room to keep everything organized. Unit 113 offers a bright, open-concept main floor with a flowing layout that includes the living room, dining area, and kitchen. Two main floor bedrooms and a full 4-piece bathroom provide convenience and comfort. The basement adds further value with two additional bedrooms, another full bathroom, a second living room, and laundry facilities – ideal for extended family or rental possibilities. Whether you're looking to live in one unit and rent the other, house extended family, or add a solid investment to your portfolio, this full duplex delivers excellent versatility, space, and value. Contact your favourite REALTOR® today!



Built in 1964

## Essential Information

MLS® #	A2215839
Price	\$459,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,990
Acres	0.17
Year Built	1964
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	113 & 115 17 Street N
Subdivision	Upper Eastside
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 3C6

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Storage
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard

Roof	Tar/Gravel
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	8
Zoning	R-L(W)

### **Listing Details**

Listing Office	Onyx Realty Ltd.
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