

\$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	4
Zoning	R-L(W)

Listing Details

Listing Office	Onyx Realty Ltd.
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