

\$359,900 - 1622 17 Avenue S, Lethbridge

MLS® #A2187553

\$359,900

4 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.15 Acres

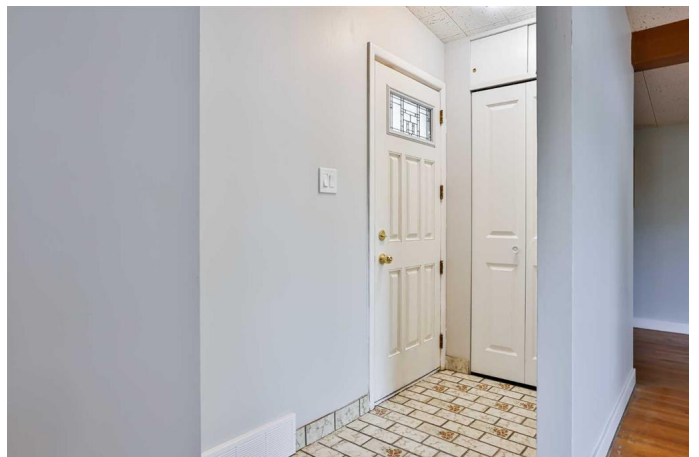
Agnes Davidson, Lethbridge, Alberta

Exceptional south side location, 2 bedrooms up with a 2 bedroom illegal suite—perfect for multi-generational living or generating rental income! Situated in one of the city's most sought-after neighborhoods, near the sugar bowl, this residence offers quick access to schools, parks, shopping, and all the amenities of Southgate and Mayor Magrath Drive. The upper level features spacious bedrooms, an open-concept living area, and modern finishes, while the bright and airy basement suite includes a separate entrance, full kitchen, and shared laundry. Features include a detached garage, carport, rear off street parking. Whether you're an investor or a homeowner looking for flexibility and location, this property checks all the boxes!

Built in 1958

Essential Information

MLS® #	A2187553
Price	\$359,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	996
Acres	0.15
Year Built	1958
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

Community Information

Address	1622 17 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1A6

Amenities

Parking Spaces	2
Parking	Attached Carport, Off Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Built-in Features
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Back Lane, Corner Lot, Fruit Trees/Shrub(s), Many Trees
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	18
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.