

\$255,000 - 117 Simon Fraser Boulevard W, Lethbridge

MLS® #A2085776

\$255,000

4 Bedroom, 2.00 Bathroom, 979 sqft

Residential on 0.07 Acres

Varsity Village, Lethbridge, Alberta

Looking for an affordable property to help get you into your first purchase. This 4 bedroom bungalow with 2 bedrooms upstairs and a 4 piece bathroom is a comfortable space to a couple or young family. The sliding patio doors off the kitchen lead out onto the back deck and fully fenced landscaped yard. Heading down to the basement is there is an illegal 2 bedroom suite. Located in a mature west side neighbourhood, this home is worth a look.

Built in 1979

Essential Information

MLS® #	A2085776
Price	\$255,000
Sold Price	\$239,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	979
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address 117 Simon Fraser Boulevard W



Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4R2

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn
Roof	Asphalt
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	January 15th, 2024
Days on Market	102
Zoning	R-75
HOA Fees	0.00

Listing Details

Listing Office	Onyx Realty Ltd.
----------------	------------------

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