

\$254,900 - 6 Acadia Road W, Lethbridge

MLS® #A2087693

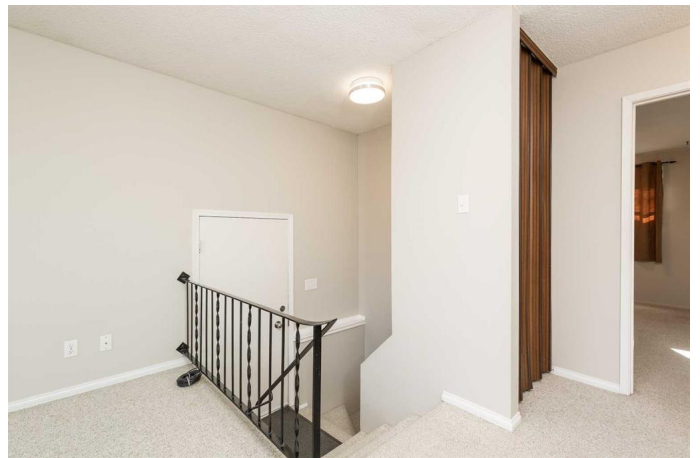
\$254,900

4 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.12 Acres

Varsity Village, Lethbridge, Alberta

Welcome to Your New Home/Investment in Varsity Village! Take a look at this great half duplex on the west side! With 4 bedrooms, 2 full baths, and numerous updates, this property is a fantastic opportunity for both families and investors alike. (Note that the fourth bedroom can be used as a living room if you'd like. This home has been well taken care of over the years. It has been nicely maintained, ensuring it's in excellent condition and ready for you to move in and enjoy. No more old furnace here either! The brand new furnace recently installed, providing efficient heating for the upcoming winter. The kitchen has a lot of storage, and cabinets. The dishwasher is also new. Inside, the layout is designed for practicality and comfort. The upper level boasts 2 well-appointed bedrooms, providing ample space for your family's needs. In the basement, you'll find a generously sized bedroom, perfect for guests or a home office. As you step outside you'll discover a spacious, fully fenced yard, offering both privacy and security for your family and pets. Plus, there's even potential to build a garage in the back, further enhancing the property's value and convenience. Worried about parking? Don't be! Tons of front parking has been built for this one. This home offers exceptional value for its price range, making it a smart investment for those seeking affordability without compromising on quality. Book a showing with a Realtor today.



Built in 1974

Essential Information

MLS® #	A2087693
Price	\$254,900
Sold Price	\$244,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	835
Acres	0.12
Year Built	1974
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	6 Acadia Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3X8

Amenities

Parking Spaces	6
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Flat, Membrane
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2023
Date Sold	November 17th, 2023
Days on Market	32
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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