

\$375,000 - 17 Loyola Place W, Lethbridge

MLS® #A2090739

\$375,000

3 Bedroom, 3.00 Bathroom, 1,650 sqft

Residential on 0.17 Acres

Varsity Village, Lethbridge, Alberta

Welcome to this charming 1975 mid-century bungalow, nestled in the heart of Varsity Village on Lethbridge's coveted west side. This timeless residence is a true gem, offering an idyllic lifestyle in a serene neighborhood, surrounded by the beauty of nature.

Situated just moments from Nicolas Shearan Park, a mature park and pond, where you can enjoy the shade of majestic trees, leisurely strolls along walking trails, rounds of disc golf, and peaceful fishing excursions. The location is nothing short of a nature enthusiast's dream, with nature's wonders right at your doorstep.

As you step inside, you'll be captivated by the immaculate condition of this home. With 1,650 square feet of living space above grade and almost double that in the basement, this sprawling bungalow provides ample room for your family and guests. The functional layout opens up a world of possibilities for those seeking to update and renovate, or for those who appreciate the charm of the '70s and wish to enhance it with new furniture and finishes, creating an elegant and intentional design.

The main floor boasts a spacious living room featuring a cozy gas fireplace, a formal dining room perfect for hosting elegant dinner parties, and a massive open kitchen that seamlessly flows into your covered patio, extending your living space to the backyard. The main level also includes three generous bedrooms, a



large four-piece bathroom, and a convenient two-piece bathroom with main floor laundry for added convenience.

Descending to the basement is like stepping back in time, as the original paneling and carpet have been meticulously maintained and still look and feel brand new. Yet, it's the sheer space that will truly impress you. With 1,562 square feet below grade, you have two massive living rooms that offer ample room to transform into additional bedrooms, while retaining a lower-level family room, without sacrificing any storage space.

This home is a blank canvas, offering a unique opportunity to create the living space of your dreams. Whether you're drawn to the nostalgia of the 1970s or envision a modern update, this bungalow welcomes your vision. With its pristine condition, spacious layout, and proximity to natural beauty, this property in Varsity Village is a rare find. Don't miss your chance to make this piece of Lethbridge's history your own. This home is virtually staged.

Built in 1975

Essential Information

MLS® #	A2090739
Price	\$375,000
Sold Price	\$375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,650
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Sold

Community Information

Address	17 Loyola Place W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K3W9

Amenities

Parking Spaces	4
Parking	Carport

Interior

Interior Features	High Ceilings, Jetted Tub, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Oven, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Flat Torch Membrane
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2023
Date Sold	November 17th, 2023
Days on Market	15
Zoning	R-L

HOA Fees 0.00

Listing Details

Listing Office Lethbridge Real Estate.com

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.