

\$315,000 - 95 Simon Fraser Boulevard W, Lethbridge

MLS® #A2098125

\$315,000

4 Bedroom, 2.00 Bathroom, 857 sqft

Residential on 0.08 Acres

Varsity Village, Lethbridge, Alberta

Welcome to 95 Simon Fraser Boulevard W! Presenting an incredible investment opportunity in a convenient location. With 4 bedrooms and 2 bathrooms, 2 kitchens and separate laundry this property offers ample space for a growing family or potential rental income.

Situated close to the University of Lethbridge, this home is perfect for students or a family looking for a comfortable and convenient living arrangement. Additionally, you'll find a variety of shopping centers, restaurants, parks, and schools within close proximity, making daily errands and recreational activities a breeze.

This house has been renovated over the past four years,. The property features an illegally suited layout, providing flexibility for multi-generational families or the opportunity to generate additional income.

The newer high efficiency furnace and new hot water tank offer peace of mind in terms of efficiency and reliability. Stay comfortable year-round with the added benefit of central air conditioning.

With parking spaces for up to 4 vehicles, you won't have to worry about finding street parking. Convenience is key!

Whether you're looking for a place to call home or an investment opportunity, 95 Simon



Fraser Boulevard W is sure to exceed your expectations.

Built in 1979

Essential Information

MLS® #	A2098125
Price	\$315,000
Sold Price	\$315,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	857
Acres	0.08
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	95 Simon Fraser Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4R2

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Other
Lot Description Back Lane
Roof Asphalt Shingle
Construction Mixed
Foundation Poured Concrete

Additional Information

Date Listed January 9th, 2024
Date Sold January 20th, 2024
Days on Market 11
Zoning R-75
HOA Fees 0.00

Listing Details

Listing Office Lethbridge Real Estate.com

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