

# \$399,900 - 13 Carleton Road W, Lethbridge

MLS® #A2114291

**\$399,900**

7 Bedroom, 3.00 Bathroom, 1,436 sqft

Residential on 0.16 Acres

Varsity Village, Lethbridge, Alberta

Nestled in the heart of Varsity Village, literal steps away from the University of Lethbridge, this spacious 7-bedroom abode offers not only a comfortable living space but also an incredible investment opportunity. With 3 bedrooms up, 4 bedrooms down, there's ample space to accommodate a growing family or capitalize on the bustling rental market for students and young professionals. Enter the home through the front doors into the bi-level layout and upstairs you will see a generously sized living room. Around the half wall is a LARGE dining room with access to the deck, sizable kitchen to do all of the cooking and a unique feature in the corner is booth style seating! Down the hallway is home to 3 bedrooms all great sizes, one of which has a half bathroom for convenience and a full bath is situated upstairs as well.

Moving downstairs through the separate entrance you will enter where the laundry is also situated. An open floorplan in the basement allows the kitchen and living room to be greeted by the sunlight via the large horizontal window in the living room. There are 4 bedrooms in the basement all with large windows and closets which makes for more than enough room if you wish to rent out rooms, live with your whole family or accommodate guests!

Situated on a desirable lot, this home backs onto a serene green strip, providing a tranquil



retreat from the hustle and bustle of city life. Imagine enjoying your morning coffee on the deck while overlooking the lush greenery – the perfect way to start your day. Right out your back gate is a playground – no need to purchase one for the kids! Watch them with ease as it is virtually an extension of your backyard. Whether you're looking to generate additional income to offset your mortgage, provide a separate living space for guests or enjoy this full home yourself, this versatile feature offers endless possibilities! Schedule your viewing today with your favourite realtor!

Built in 1975

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2114291    |
| Price          | \$399,900   |
| Sold Price     | \$387,500   |
| Bedrooms       | 7           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,436       |
| Acres          | 0.16        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 13 Carleton Road W |
| Subdivision | Varsity Village    |
| City        | Lethbridge         |
| County      | Lethbridge         |
| Province    | Alberta            |
| Postal Code | T1K3X4             |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Attached Carport, Carport, Off Street |

## Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Laminate Counters                        |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer |
| Heating           | Forced Air                                                              |
| Cooling           | None                                                                    |
| Has Basement      | Yes                                                                     |
| Basement          | Finished, Full                                                          |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Playground, Private Yard                                            |
| Lot Description   | Backs on to Park/Green Space, Low Maintenance Landscape, Landscaped |
| Roof              | Tar/Gravel                                                          |
| Construction      | Stone, Wood Siding                                                  |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2024 |
| Date Sold      | March 22nd, 2024 |
| Days on Market | 1                |
| Zoning         | R-L              |
| HOA Fees       | 0.00             |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Braemore Management |
|----------------|---------------------|

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