

\$485,000 - 81 McGill Boulevard W, Lethbridge

MLS® #A2119787

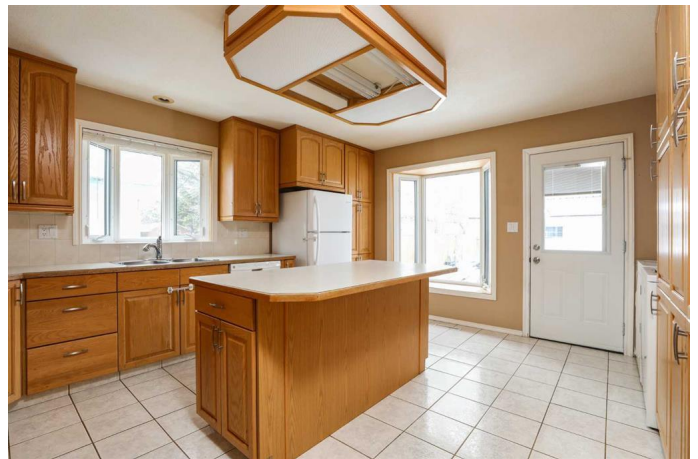
\$485,000

6 Bedroom, 3.00 Bathroom, 1,725 sqft

Residential on 0.21 Acres

Varsity Village, Lethbridge, Alberta

If you're looking for the perfect family home or an excellent investment opportunity, this 6-bedroom, 3-bathroom gem situated close to the University of Lethbridge, schools, amenities, and more should be at the top of your list. This spacious property includes an illegal suite in the basement, offering you versatility as the homeowner. With a total of 3 bedrooms on the main floor and 3 bedrooms in the lower level, this home is designed to accommodate various lifestyles. This home could also easily be converted back to a single family home! The main floor boasts over 1700 square feet of living space, providing ample room for your family's needs. Spacious bedrooms, separate living and family rooms on the main, main floor laundry and access to the deck from the primary bedroom. The lower level offers nearly as much space, perfect for extended family living or rental income potential. Positioned on a generous corner lot, this property offers exceptional outdoor space and parking. The detached double garage ensures your vehicles have shelter, and there's plenty of additional off street parking available. Whether you're hosting a summer BBQ or enjoying a quiet evening under the stars, the outdoor space here is ideal for creating lasting memories. Ready for immediate possession! See for yourself if this is the home you've been waiting for, and when you're ready, connect with your trusted realtor to schedule a showing.



Built in 1975

Essential Information

MLS® #	A2119787
Price	\$485,000
Sold Price	\$477,500
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,725
Acres	0.21
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	81 McGill Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3V8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Parking Pad

Interior

Interior Features	Kitchen Island, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Garden, Private Yard
Lot Description Corner Lot, Garden
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed April 3rd, 2024
Date Sold May 3rd, 2024
Days on Market 30
Zoning R-L
HOA Fees 0.00

Listing Details

Listing Office MY LIFE REALTY

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