

\$409,900 - 6 Carleton Road W, Lethbridge

MLS® #A2133534

\$409,900

4 Bedroom, 3.00 Bathroom, 1,711 sqft

Residential on 0.17 Acres

Varsity Village, Lethbridge, Alberta

Very solid very well kept this 1700 square foot bungalow is located in a mature easy living easy access west side neighborhood. Nice oak hardwood flooring with carpet and lino on the main level. Having a fairly decent kitchen to the rear of the house it overlooks the back yard and conveniently has the wash and dryer. The back entrance opens to the very private yard. Off of the fireplace room is a concrete patio that leads to a large paved brick area and still plenty of yard space left over for kids to play, pets and all summer activities. The yard also offers lots of trees plants and greenery. Nice and private, only one neighbor to the north as there is a green strip to the west and a walk-way to the south so the property is basically all by itself. As per the size of this Phaff built bungalow all upstairs bedrooms are quite a good size. This model home was built well before it's time with vaulted ceilings and skylights. Updates to the bathrooms furnace HWT and roof are included. The basement has a huge rumpus room with all kinds of built-in cupboards and other storage.



Built in 1975

Essential Information

MLS® #	A2133534
Price	\$409,900
Sold Price	\$405,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,711
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6 Carleton Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3X3

Amenities

Parking Spaces	4
Parking	Attached Carport

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped
Roof	Flat Torch Membrane

Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2024
Date Sold	June 4th, 2024
Days on Market	14
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	SUTTON GROUP - LETHBRID
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