

\$385,000 - 97 McGill Boulevard W, Lethbridge

MLS® #A2134503

\$385,000

5 Bedroom, 2.00 Bathroom, 1,165 sqft

Residential on 0.18 Acres

Varsity Village, Lethbridge, Alberta

Charming 5-bedroom, 2-bathroom home backing a green space. Meticulously cared for, this residence boasts a basement suite with a separate entrance, offering versatility and potential for rental income or extended family living. Features include a beautiful wood-burning fireplace. Enjoy apple trees and a garden from your fully fenced backyard, ideal for families and pets as it's viewed easily from inside the house and has ample green space directly beyond your back gate as well as paved pathway to the University Nicholas Sheran Park, and lake. A bus stop just a stone's throw away ensures easy access to further destinations, while West Village shops and services cater to everyday needs. Ample parking for up to 5 vehicles. Safe, quiet community oriented neighborhood. School Catchment: Nicholas Sheran Elementary, Senator Joyce Fairbairn & Chinook High

Built in 1975

Essential Information

MLS® #	A2134503
Price	\$385,000
Sold Price	\$400,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,165
Acres	0.18



Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	97 McGill Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3V8

Amenities

Parking Spaces	4
Parking	Carport, Driveway, Oversized, Single Garage Attached

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Lawn, Garden, Landscaped, Street Lighting
Roof	Tar/Gravel
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 6th, 2024
Days on Market	13
Zoning	R-L

HOA Fees 0.00

Listing Details

Listing Office Century 21 Foothills South Real Estate

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