

\$524,900 - 22 Mt Royal Place W, Lethbridge

MLS® #A2161583

\$524,900

4 Bedroom, 3.00 Bathroom, 1,750 sqft

Residential on 0.24 Acres

Varsity Village, Lethbridge, Alberta

This charming bungalow, meticulously maintained and lovingly cared for, is set on a generous lot that offers plenty of space for your family to grow. As you step inside, you'll be welcomed by an inviting atmosphere, with the main floor boasting a formal living room ideal for hosting guests. This space flows seamlessly into the dining room and a large kitchen, which features abundant counter space, ample storage, and a cozy breakfast nook. Adjacent to the kitchen, a family room awaits, complete with a corner fireplace, built-in storage, and a wet bar—perfect for relaxed evenings.

Down the hall, you'll find three comfortable bedrooms, a full bathroom, and a convenient laundry area. The spacious primary bedroom is a true retreat, featuring an ensuite bathroom and a walk-in closet. The lower level offers even more room to unwind, with a sprawling rec room equipped with a bar area, making it the ideal spot for family gatherings or entertaining friends. Additionally, the basement includes a massive storage room and a versatile office that could serve as a craft room or workshop.

The true gem of this property is the backyard. Step outside onto the expansive deck, where you'll be surrounded by mature trees, beautiful garden beds, and a patio area complete with a hot tub—your own private oasis. Plus, with its prime location just two blocks from Nicholas Sheran Park, this home offers the perfect blend of comfort, convenience, and outdoor



enjoyment.

Built in 1978

Essential Information

MLS® #	A2161583
Price	\$524,900
Sold Price	\$513,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,750
Acres	0.24
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	22 Mt Royal Place W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4M9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Central Vacuum, See Remarks, Wet Bar, Dry Bar, Quartz Counters
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other, Private Yard
Lot Description	Cul-De-Sac, Lawn, Landscaped, Street Lighting, Private, City Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Mixed, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2024
Date Sold	October 8th, 2024
Days on Market	40
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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