

\$475,000 - 118 McGill Boulevard W, Lethbridge

MLS® #A2174621

\$475,000

5 Bedroom, 2.00 Bathroom, 1,153 sqft

Residential on 0.15 Acres

Varsity Village, Lethbridge, Alberta

****Charming Suited Home Near University of Lethbridge â€“ Move-In Ready!****

This illegally suited 5-bedroom home, just minutes from the University of Lethbridge, is a rare find and packed with recent updates. Both the house and detached garage boast brand new asphalt shingles, and you'll love the modern touch of the fully renovated kitchens â€“ one upstairs, one downstairs â€“ perfect for extra rental income or extended family. Beautifully updated bathrooms include glass showers and a luxurious soaker tub. The main floor features 3 bedrooms, while the lower level offers 2 bedrooms, a separate entrance, and its own laundry.

Upgrades continue throughout with new flooring, two newer furnaces, and three on-demand hot water tanks, ensuring comfort and efficiency. The home is also equipped with central air conditioning for year-round comfort.

Out back, you'll find a large 23' x 31' heated detached garage, previously set up for auto detailing, complete with a water catch basin and its own 3-piece bathroom â€“ an incredible bonus space!

Homes like this, especially in such a prime location, don't come on the market often. Call your favorite REALTOR® today before it's gone!



Built in 1977

Essential Information

MLS® #	A2174621
Price	\$475,000
Sold Price	\$480,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,153
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	118 McGill Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4C4

Amenities

Parking Spaces	5
Parking	Alley Access, Attached Carport, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Off Street, Oversized

Interior

Interior Features	Vinyl Windows, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water
Appliances	Garage Control(s), Refrigerator, Window Coverings, Central Air Conditioner, Dishwasher, Microwave Hood Fan, Range Hood, Stove(s), Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Private Yard, Fire Pit, Lighting, Storage
Lot Description	Landscaped, Back Lane, Back Yard, Front Yard, Level, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Brick, Concrete, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2024
Date Sold	December 6th, 2024
Days on Market	45
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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