\$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.

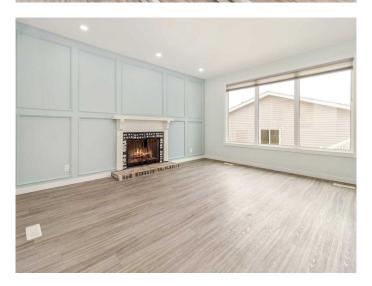
Upgrades continue throughout with new flooring, two newer furnaces, and three on-demand hot water tanks, ensuring comfort and efficiency. The home is also equipped with central air conditioning for year-round comfort.

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!







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

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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