

\$415,000 - 56 Trent Road W, Lethbridge

MLS® #A2180799

\$415,000

4 Bedroom, 2.00 Bathroom, 934 sqft

Residential on 0.12 Acres

Varsity Village, Lethbridge, Alberta

Nestled in the heart of West Lethbridge, just minutes from the University of Lethbridge, this legally suited property is a rare find. Designed for versatility, it's perfect as an investment opportunity or a home with rental income potential. The main floor suite offers a welcoming and functional space, featuring two generously sized bedrooms, a well-appointed bathroom, and a bright, open-concept living area. A fully equipped kitchen and private laundry make this suite as convenient as it is comfortable. Downstairs, the secondary suite mirrors the practicality and charm of the upper level. With two bedrooms and one bathroom, it provides a separate and private living experience. A dedicated entrance, its own furnace, and private laundry ensure tenants or occupants enjoy complete independence. The property boasts a triple parking pad, accommodating multiple vehicles with ease, and sits on a large lot that offers potential for outdoor enjoyment or further customization. The thoughtful design of separate entrances and utilities enhances both privacy and functionality, making it an attractive option for tenants and homeowners alike. Located close to the university, parks, shopping, and transit, this property combines convenience with incredible investment potential.

Built in 1977

Essential Information



MLS® #	A2180799
Price	\$415,000
Sold Price	\$405,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	934
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	56 Trent Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K4N3

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Laminate Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Oven, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 26th, 2024
Date Sold March 8th, 2025
Days on Market 102
Zoning R-L
HOA Fees 0.00

Listing Details

Listing Office Onyx Realty Ltd.

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