

\$525,000 - 13 Dalhousie Road W, Lethbridge

MLS® #A2184685

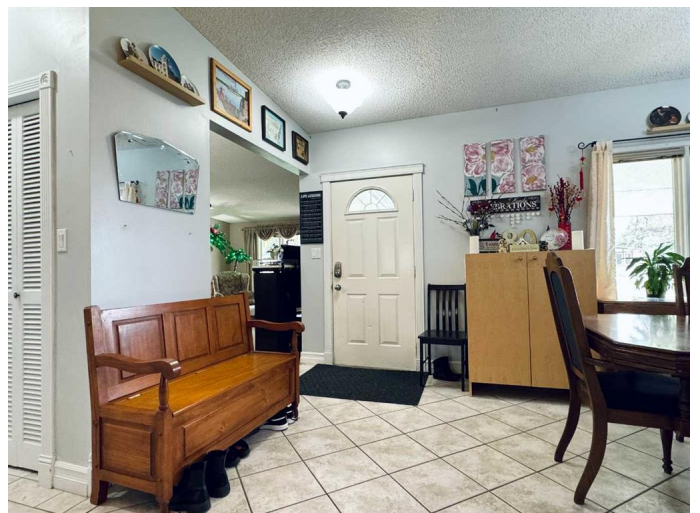
\$525,000

7 Bedroom, 3.00 Bathroom, 1,782 sqft

Residential on 0.21 Acres

Varsity Village, Lethbridge, Alberta

Welcome to 13 Dalhousie Rd W, a spacious family home in a charming neighbourhood. This spacious family home offers plenty of room and a fantastic opportunity for extra income with its fully furnished rental basement illegal suite with 4 bedrooms. The main living area features 3 bedrooms, two bathrooms, a dining room, and two living spaces, perfect for a growing family. Downstairs, the fully furnished rental suite comes with its own separate entrance, a full kitchen, a spacious living area, a full bathroom, and 4 bedrooms. This suite is ideal for renting to students, given the property's prime location just a 10-minute walk from the university. Outside, the backyard is a dream come true. Enjoy a beautifully landscaped yard with lots of space for kids and pets to play. There's a large deck, mature trees, garden space, and even a lower patio bar area with a fire pit, perfect for summer barbecues or relaxation. Located on a beautiful street, the home is just around the corner from parks, making it an ideal location for families. Whether you're looking for a comfortable family residence or a property with great rental potential, this home has it all. Don't miss out on this fantastic opportunity! With the Lethbridge real estate market experiencing strong demand, this home is a great investment opportunity. Please view the video walkthrough in the links tab or on YouTube, or you can search for the home address there. See for yourself what makes 13 Dalhousie Rd W such a special



place to call home!

Built in 1974

Essential Information

MLS® #	A2184685
Price	\$525,000
Sold Price	\$502,500
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	1,782
Acres	0.21
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	13 Dalhousie Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T2K 3X2

Amenities

Parking Spaces	5
Parking	Attached Carport, Off Street

Interior

Interior Features	Bookcases, High Ceilings, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Gas Cooktop, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Brick Facing, Glass Doors, Living Room, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard
Roof	Flat Torch Membrane
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 4th, 2025
Date Sold	March 27th, 2025
Days on Market	82
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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