

\$360,000 - 145 McGill Boulevard W, Lethbridge

MLS® #A2187716

\$360,000

4 Bedroom, 2.00 Bathroom, 1,039 sqft

Residential on 0.12 Acres

Varsity Village, Lethbridge, Alberta

Looking for the perfect family home or investment property? This charming half duplex offers comfort, convenience, and unbeatable access to nature and amenities!

Key Features:

4 Good-Sized Bedrooms â€“ Plenty of space for a growing family or guests.

Hardwood Floors â€“ Timeless elegance throughout the main level.

Wood-Burning Fireplace â€“ Cozy up on chilly evenings in the inviting living room.

Basement Entry to Private Backyard â€“ Enjoy your serene outdoor oasis, backing onto a park with a kids' play area.

Convenient Carport â€“ Easy parking right at your doorstep.

Unmatched Location:

2-Minute Walk to Nicholas Sheran Park â€“ Explore Lethbridge's largest park with walking trails, a lake, and open spaces.

Steps to Walking Trails â€“ Perfect for morning jogs or evening strolls.

Walking Distance to the University of Lethbridge â€“ Ideal for students, faculty, or staff.

This property is vacant and ready for quick possession, making it perfect for anyone looking to move in or start generating rental income right away.

Built in 1976

Essential Information



MLS® #	A2187716
Price	\$360,000
Sold Price	\$341,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,039
Acres	0.12
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Split Level
Status	Sold

Community Information

Address	145 McGill Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K3V9

Amenities

Parking Spaces	4
Parking	Carport

Interior

Interior Features	French Door
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Fireplace(s), Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
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Lot Description	Backs on to Park/Green Space
Roof	Asphalt, Vinyl, Wood
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 13th, 2025
Date Sold	April 14th, 2025
Days on Market	90
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	HomeTime Property Services Ltd. o/a HomeTime
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