



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**92 Dalhousie Court W
Lethbridge, Alberta**

MLS # A2220655



\$250,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	993 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, Stove, Washer, Dryer

Welcome to this charming 3-bedroom, 1-bathroom, affordable home located in the heart of Varsity Village! Perfectly positioned close to the University, this home features warm wood paneling throughout and a kitchen equipped with beautiful wood cabinetry. The main floor hosts three bedrooms and a conveniently located 4-piece bathroom. The home has a full undeveloped basement, offering ample storage space and potential for future customization. Outside, you'll find a driveway with parking for two vehicles at the front of the house and plenty of curb appeal with mature flowering trees and perennials. The large, fully fenced backyard provides privacy and includes convenient gate access to a nearby playground park, just steps away! This home is ideally situated within walking distance to the University of Lethbridge and the community stadium. Additionally, it's in close proximity to Nicholas Sheran Park and a variety of other green spaces to explore. With all amenities, transit options, and more nearby, this bungalow offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this space your own.