



**GRASSROOTS**  
REALTY GROUP

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**400 McMaster Boulevard W  
Lethbridge, Alberta**

**MLS # A2226866**



**\$409,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,034 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Standard Shaped Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Flat Torch Membrane

**Basement:** Separate/Exterior Entry, Full, Suite

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Fridge x 2, Stove x2, Dishwasher (as is), Washer/Dryer downstairs, moveable shed as is

Searching for a legal suite? Don't miss this fantastic opportunity on McMaster Blvd—just steps from beautiful Nicholas Sheran Park! The upper level features a classic bi-level layout with 2 bedrooms, including a primary bedroom with dual closets. Enjoy stylish and durable vinyl plank flooring throughout the main floor. Off the dining area, sliding doors lead to a spacious back deck. The large, fully fenced yard includes a 24' x 24' garage (currently rented month-to-month) a handy storage shed, and an apple tree that produces. Downstairs, you'll find the legal 2-bedroom suite, complete with a newer kitchen featuring granite countertops and updated flooring throughout. This is a great opportunity for a mortgage helper or investment property. Call your REALTOR® today to book a private showing!