



**GRASSROOTS**  
REALTY GROUP

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

**117 McGill Boulevard W  
Lethbridge, Alberta**

**MLS # A2232329**



**\$519,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,018 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Garage Faces Front, Off Street, S		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Laminate Counters, Pantry, Skylight(s), Vinyl Windows, Wood Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Window Coverings

Get the space you've been looking for, welcome to 117 McGill Blvd W &mdash; an exceptional opportunity for investors, large families, or anyone looking for space, flexibility, and location! This 2,000 sq ft bungalow is just blocks from the University, close to Nicholas Sheran Park, and even backs onto the corner of Trinity Park. Inside you will appreciate the recent renovations that blend modern updates with timeless comfort. Boasting 8 bedrooms and 4 bathrooms, the space is ideal for student rentals, large families or multi-generational living. Even with the host of bedrooms there is still oversized living areas for entertaining and taking on the challenge of family living. Outside, enjoy a mature yard, single detached garage, and direct access to Trinity Park&mdash;a peaceful green space right out your back gate. Whether you're walking to class, hosting a summer BBQ, or enjoying a sunset stroll, this location truly has it all. Don't miss your chance to own a rare 8-bedroom bungalow in one of Lethbridge's most desirable west side neighbourhoods. Move-in ready and full of potential&mdash;117 McGill Blvd W is ready to go!