



**GRASSROOTS**  
REALTY GROUP

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**18 Trinity Place W  
Lethbridge, Alberta**

**MLS # A2240143**



**\$389,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,315 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Attached Carport, Single Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Window Coverings

Tucked away in a quiet cul-de-sac, this one-of-a-kind bungalow backs onto a walking path that connects you straight to Nicholas Sheran Park, the University, and nearby shopping—seriously, the location couldn’t be better. Inside, you’ve got a great layout: a spacious master bedroom with French doors and a full ensuite, another good-sized bedroom, a second bathroom, plus a big sunken living room with a cozy gas fireplace. The kitchen has lots of space and opens to a formal dining area that’s perfect for hosting. The basement is bright and full of potential—there are two living spaces down here, one with a wood-burning fireplace, plus a kitchenette, two more bedrooms (one’s being used as storage), and another full bathroom. If you’ve got a green thumb or just love having outdoor space, the backyard is big, private, and ready for all your garden ideas. Bonus: there’s central A/C and an attached single garage. This home has a ton of charm and potential!