



GRASSROOTS
REALTY GROUP

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

**114 McGill Boulevard W
Lethbridge, Alberta**

MLS # A2288221



\$325,000

Division:	Varsity Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	870 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, WASHER/DRYER

IDEAL REVENUE PROPERTY!!! CLOSE TO THE UNIVERSITY!! ALL FURNITURE CAN STAY!!! SET UP TO RENT ROOM BY ROOM!!! SPACIOUS OPEN FLOOR PLAN AND IN GREAT SHAPE, FEATURING 4 BEDROOMS AND 2 FULL BATHROOMS. LOW MAINTAINCE YARD WITH OFF STREET PARKING AND A SINGLE CAR GARAGE.