



**206 McGill Boulevard W  
Lethbridge, Alberta**

**MLS # A2291720**



**\$434,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** N/A

Welcome to 206 McGill! This nicely updated home is truly move-in ready and offers an excellent opportunity for homeowners or investors alike. The property features numerous upgrades, including new windows (2014), durable Hardie board siding (2018), a new hot water tank (2024), and air conditioning for year-round comfort. A key highlight is the illegal basement suite, currently generating \$1,400 in rental income—an excellent way to help supplement your mortgage. Each suite has its own washer and dryer, providing convenience and privacy for occupants. Located in a high-demand area near the university and directly across the street from Nicolas Sheran Park, this home offers both lifestyle and investment potential. Don't miss the chance to own a well-maintained property in such a desirable location!