



**72 Simon Fraser Boulevard W
Lethbridge, Alberta**

MLS # A2293428



\$450,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,122 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Attached Carport, Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: water filtration system

Affordable 4-bedroom, 3-bathroom family home backing onto Sheridan Park (just across the alley). The bright main living room features large windows and a brick-faced wood-burning fireplace, while the kitchen offers ample cupboard space. Upstairs includes the primary bedroom with a 2-piece ensuite, a second bedroom, and a 4-piece bathroom, with both bedrooms featuring sliding patio doors to the rooftop patio deck. The lower level has two additional bedrooms and a 3-piece bathroom near the back entrance. The rec room offers extra living space with a second wood-burning fireplace. The home features commercial-grade vinyl flooring and numerous updates within the past six years including the roof, furnace, AC, hot water tank, asphalt, and rooftop deck, while the dishwasher, fridge, faucet, water cooler, range hood, and microwave are all three years old or newer. Outside you'll find a carport and double garage with drive-through access from the alley to the yard.