



**38 Harvard Crescent W  
Lethbridge, Alberta**

**MLS # A2296997**



**\$395,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	929 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to 38 Harvard Crescent W, nestled in the highly desirable community of Varsity Village. This meticulously cared for home offers bright, inviting living spaces that feel warm and welcoming from the moment you step inside. The main floor features a spacious kitchen, dining, and living area filled with natural light, creating the perfect setting for hosting friends and family or simply enjoying everyday life. With 3 bedrooms and 2 bathrooms, there is plenty of room for a growing family or guests. Downstairs, you will find a generous family room along with the third bedroom, offering a great space for relaxing, entertaining, or setting up a home office or gym. Step outside to a great sized backyard complete with a deck, perfect for summer evenings, BBQs, and outdoor gatherings. The home also offers a single car garage and driveway for added convenience. Located close to the university, parks, and amenities, this is a fantastic opportunity to own a cared for home in one of Lethbridge's most sought after neighbourhoods.