



**74 Carleton Place W
Lethbridge, Alberta**

MLS # A2298773



\$325,000

Division:	Varsity Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	753 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot		

Heating: Forced Air

Floors: Vinyl

Roof: Flat Torch Membrane

Basement: Full

Exterior: Mixed, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Granite Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Stove, Dishwasher

An affordable half-duplex that's a mere few hundred meters from the University of Lethbridge! This recently renovated bi-level offers a bright, welcoming home that has plentiful off-street parking as well as a huge yard! There's a new kitchen featuring granite counter tops and new appliances, fresh vinyl plank flooring, new bathroom vanity and more! 2 bedrooms on the main floor share a 4 piece bathroom, while the basement offers an additional bedroom, office, storage space, family room and second 4 piece bathroom. There's walkable amenities nearby, Nicholas Sheran Park and more!