



**GRASSROOTS**  
REALTY GROUP

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**146 McGill Boulevard W  
Lethbridge, Alberta**

**MLS # A2302679**



**\$354,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** None

**Foundation:** Other

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** 2 FRIDGES, 2 STOVES, WASHER AND DRYER, STACKABLE WASHER AND DRYER

SOLID revenue-generating half-duplex in a highly desirable location near the University of Lethbridge, ideal for investors or owner-occupiers seeking mortgage-helping income. The main level offers 2 large bright bedrooms, a functional kitchen, and comfortable living space. The non-conforming 2-bedroom basement suite provides excellent rental potential for students or young professionals. Featuring Separate Laundry in each, central air conditioning, and a single detached garage 14x22 ft. Close to transit, parks, shopping, and all West Lethbridge amenities, this property delivers consistent demand and strong rental appeal.