



**230 McMaster Boulevard W
Lethbridge, Alberta**

MLS # A2095508



\$639,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,842 sq.ft.	Age:	1992 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Storage, Wood Windows		

Inclusions: fridge, stove, hood fan, dishwasher, washer, dryer, window coverings, garage door opener & control, stove (down).

Sprawling one-owner bungalow across from Nicolas Sheran park, NOW FOR SALE for the first time ever! With unsurpassed quality of construction of it’s day, this one-owner home built in 1992 has ben maintained in pristine condition since original. This fine home offers a massive 1840 sq. ft. above grade with 2+1 bedrooms, 3 bathrooms including a full four-piece ensuite, a formal dining room overlooking the park, a large family room down as well as a summer kitchen and wet bar. The main floor features a sunken living room, gas fireplace and built-in oak cabinetry. Out front you'll find a double attached garage and parking for four, and in back, you'll love the outdoor living spaces including a sheltered patio and an outdoor grill big enough to feed even the largest of gatherings. Stunning curb appeal with large, towering pillars at the front door, stucco exterior and a clay tile roof. All this located close to many west side amenities including schools, shopping, leisure center and Nicholas Sheran park, right outside your front door where you’ll spend summer evenings fishing, playing disc golf or just strolling around the lake. Call your Realtor for a private viewing today!