



**46 McGill Boulevard W  
Lethbridge, Alberta**

**MLS # A2130661**



**\$452,500**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,138 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	2
<b>Garage:</b>	On Street, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** 7 Beds (1 yr old), 7 Bamboo Sheets (1yr old), 5 Bed Frames (1yr old), 2 Captain Bed Frames, 7 ComputerDesks, 7 Computer Chairs, Microwave, 2 Fridges (2yr old), Stove (1yr old), Air Fryer, Assorted PotsAnd Pans, Utensils, Cups and Plates, 1 Leather Couch, TV, 2 Entertainment Shelves, Assorted StorageShelves, AC Unit, 1 Lounge Chair, 2 Dinning Tables (One glass and One wood), Washer, Dryer, Dishwasher

Welcome to 46 McGill Boulevard W, a spacious seven-bedroom, two-bathroom bi-level located conveniently near the University of Lethbridge! This property offers versatile living options and exciting potential for both investors and homeowners. The home has all new triple pane windows as of Nov 2023. As you enter the main level, you're greeted by a comfortable living room that leads seamlessly into a dining area and kitchen, providing a great layout for gatherings and everyday living. The basement level features a generous family room and abundant storage space, perfect for meeting various needs. All of the carpets in the home were replaced in 2023. This home has a history as a successful student rental, with rooms previously rented at \$600 each, all-inclusive. All of the furnishings are included with this property. For those looking to invest, the property comes furnished, ready to continue generating income from day one. What's more, the property includes an additional lot adjacent to the home, part of the same title. This extra space presents an incredible opportunity to expand with a substantial garage or explore other development possibilities. Whether you're seeking an income-generating property or a spacious residence near the university, 46 McGill Boulevard W offers plenty of room to customize and create. Don't miss out on the potential this home has to offer—seize the chance to rent it out or make it your own! Contact your favourite Realtor today!