



**230 McMaster Boulevard W
Lethbridge, Alberta**

MLS # A2158335



\$599,900

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)

This remarkable bungalow, available for the first time since its construction in 1992, exemplifies the superior craftsmanship of its era. Lovingly maintained in immaculate condition, this spacious home offers 1,840 sq. ft. of above-grade living space with 2+1 bedrooms and 3 bathrooms, including a full four-piece ensuite. Enjoy park views from the formal dining room, relax in the large family room downstairs, or entertain in the summer kitchen complete with a wet bar. The main floor features a cozy sunken living room in front, as well as an adjoining family room with a gas fireplace and built-in oak cabinetry. Outside, you'll find a double attached garage, a sheltered patio, and an outdoor grill area perfect for large gatherings. The home's curb appeal is enhanced by towering pillars, a stucco exterior, and a durable clay tile roof. Ideally located near west side amenities like schools, shopping, and a leisure center, with Nicolas Sheran Park just outside your front door. Spend your evenings fishing, playing disc golf, or enjoying a peaceful walk around the lake. Contact your REALTOR to arrange a private viewing today!