



**230 McMaster Boulevard W  
Lethbridge, Alberta**

**MLS # A2158335**



**\$599,900**

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

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Clay Tile   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco  | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | 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!