



**118 McGill Boulevard W
Lethbridge, Alberta**

MLS # A2174621



\$475,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,153 sq.ft.	Age:	1977 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Attached Carport, Double Garage Detached, Driveway, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Many Trees, Street Li		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: (2) Fridges, (2) Stoves, (2) Dishwashers, (1) OTR Microwave, (1) Hood Fan, All Blinds, Central A/C, (2) Washers, (2) Dryers, Garage Heater, Garage Door Opener (no remote).

****Charming Suited Home Near University of Lethbridge & Move-In Ready!**** This legally suited 5-bedroom home, just minutes from the University of Lethbridge, is a rare find and packed with recent updates. Both the house and detached garage boast brand new asphalt shingles, and you'll love the modern touch of the fully renovated kitchens & one upstairs, one downstairs & perfect for extra rental income or extended family. Beautifully updated bathrooms include glass showers and a luxurious soaker tub. The main floor features 3 bedrooms, while the lower level offers 2 bedrooms, a separate entrance, and its own laundry. Upgrades continue throughout with new flooring, two newer furnaces, and three on-demand hot water tanks, ensuring comfort and efficiency. The home is also equipped with central air conditioning for year-round comfort. Out back, you'll find a large 23' x 31' heated detached garage, previously set up for auto detailing, complete with a water catch basin and its own 3-piece bathroom & an incredible bonus space! Homes like this, especially in such a prime location, don't come on the market often. Call your favorite REALTOR® today before it's gone!