



**118 McGill Boulevard W
Lethbridge, Alberta**

MLS # A2174621



\$475,000

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|------------------|--|---------------|-------------------|
| 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 | | |

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|--------------------|---------------------------------------|-------------------|-----|
| 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 illegally 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!