



GRASSROOTS
REALTY GROUP

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**145 McGill Boulevard W
Lethbridge, Alberta**

MLS # A2187716



\$360,000

Division:	Varsity Village		
Type:	Residential/Duplex		
Style:	Side by Side, Split Level		
Size:	1,039 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Carport		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood
Floors:	Carpet
Roof:	Asphalt, Vinyl, Wood
Basement:	Finished, Full, Walk-Up To Grade
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	French Door

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: N/A

Looking for the perfect family home or investment property? This charming half duplex offers comfort, convenience, and unbeatable access to nature and amenities! Key Features: 4 Good-Sized Bedrooms ‐ Plenty of space for a growing family or guests. Hardwood Floors ‐ Timeless elegance throughout the main level. Wood-Burning Fireplace ‐ Cozy up on chilly evenings in the inviting living room. Basement Entry to Private Backyard ‐ Enjoy your serene outdoor oasis, backing onto a park with a kids' play area. Convenient Carport ‐ Easy parking right at your doorstep. Unmatched Location: 2-Minute Walk to Nicholas Sheran Park ‐ Explore Lethbridge's largest park with walking trails, a lake, and open spaces. Steps to Walking Trails ‐ Perfect for morning jogs or evening strolls. Walking Distance to the University of Lethbridge ‐ Ideal for students, faculty, or staff. This property is vacant and ready for quick possession, making it perfect for anyone looking to move in or start generating rental income right away.