

**8, 244 McGill Boulevard W**  
**Lethbridge, Alberta**

**MLS # A2221395**



**\$240,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	894 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.79 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Blinds, A/C

Welcome to #8, 244 McGill Boulevard W, a stylish and well-kept townhouse in a quiet, private West Lethbridge complex with just a handful of owners. Inside, you'll find a modern kitchen with sleek cabinetry, a trendy backsplash, and almost-new stainless steel silver appliances. The home features updated durable flooring and newer carpet throughout, along with refreshed bathrooms including a 2-piece on the main floor and a 4-piece upstairs with a new tub surround and fixtures. The finished basement offers a comfortable family room, perfect for movie nights or a cozy retreat. Vinyl windows bring in lots of natural light, and large patio doors lead to a fenced backyard with space for a small garden or kids' play area. Located just beside the beautiful Nicholas Sheran Park and its scenic lake and walking trails. You're also within walking distance to the University of Lethbridge, two elementary schools, nearby shops, churches, and a bus stop just half a block away. Whether you're buying your first home, downsizing, or looking for an investment (with a potential long term tenant already living here), this one is packed with value in a location that can't be beat. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.