

**400 McMaster Boulevard W
Lethbridge, Alberta**

MLS # A2226866



\$409,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,034 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x 2, Stove x2, Dishwasher (as is), Washer/Dryer downstairs, moveable shed as is

Searching for a legal suite? Don't miss this fantastic opportunity on McMaster Blvd—just steps from beautiful Nicholas Sheran Park! The upper level features a classic bi-level layout with 2 bedrooms, including a primary bedroom with dual closets. Enjoy stylish and durable vinyl plank flooring throughout the main floor. Off the dining area, sliding doors lead to a spacious back deck. The large, fully fenced yard includes a 24' x 24' garage (currently rented month-to-month) a handy storage shed, and an apple tree that produces. Downstairs, you'll find the legal 2-bedroom suite, complete with a newer kitchen featuring granite countertops and updated flooring throughout. This is a great opportunity for a mortgage helper or investment property. Call your REALTOR® today to book a private showing!