

**206 McGill Boulevard W
Lethbridge, Alberta**

MLS # A2291720



\$434,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,086 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating: Central, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: N/A

Welcome to 206 McGill! This nicely updated home is truly move-in ready and offers an excellent opportunity for homeowners or investors alike. The property features numerous upgrades, including new windows (2014), durable Hardie board siding (2018), a new hot water tank (2024), and air conditioning for year-round comfort. A key highlight is the illegal basement suite, currently generating \$1,400 in rental income—an excellent way to help supplement your mortgage. Each suite has its own washer and dryer, providing convenience and privacy for occupants. Located in a high-demand area near the university and directly across the street from Nicolas Sheran Park, this home offers both lifestyle and investment potential. Don't miss the chance to own a well-maintained property in such a desirable location!