



Anne French
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86 Carleton Place W
Lethbridge, Alberta

MLS # A2294028



\$650,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,468 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer

Newly updated bi-level located on a quiet cul de sac in Varsity Village, backing directly onto green space. Situated on a large 10,596 sq.ft. lot, this property offers a combination of space, privacy, and a functional layout. The exterior has been updated with modern siding and a clean, contemporary look, along with a wide driveway and attached single garage. The main level features an open layout with updated flooring throughout. The kitchen includes rich wood cabinetry, stainless steel appliances, white tile backsplash, and ample storage, including a dedicated pantry wall. The space flows into the dining and living areas, with large windows providing natural light and views of the backyard. The upper level includes three bedrooms and a full bathroom, offering a practical layout for families or those looking for single level living options. The fully developed basement includes additional living space, a second gas fireplace, and a separate exterior entry, providing flexibility for future use. The backyard is fully fenced and landscaped, backing onto open green space with no rear neighbors. A raised deck overlooks the yard, offering outdoor space for relaxing or entertaining. Located close to parks, schools, shopping, and walking paths, this home is well positioned within an established neighborhood.