

**38 Harvard Crescent W
Lethbridge, Alberta**

MLS # A2296997



\$395,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	929 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to 38 Harvard Crescent W, nestled in the highly desirable community of Varsity Village. This meticulously cared for home offers bright, inviting living spaces that feel warm and welcoming from the moment you step inside. The main floor features a spacious kitchen, dining, and living area filled with natural light, creating the perfect setting for hosting friends and family or simply enjoying everyday life. With 3 bedrooms and 2 bathrooms, there is plenty of room for a growing family or guests. Downstairs, you will find a generous family room along with the third bedroom, offering a great space for relaxing, entertaining, or setting up a home office or gym. Step outside to a great sized backyard complete with a deck, perfect for summer evenings, BBQs, and outdoor gatherings. The home also offers a single car garage and driveway for added convenience. Located close to the university, parks, and amenities, this is a fantastic opportunity to own a cared for home in one of Lethbridge's most sought after neighbourhoods.