



Anne French  
Your REALTOR®  
Love where you live.

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73 McGill Boulevard W  
Lethbridge, Alberta

MLS # A2306770



**\$499,999**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Attached Carport, Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Private, Street Lighting		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** n/A

Completely renovated very modern looking, large bilevel four bedroom three bath home, close to university with illegal suit, large windows, private walk out / walk up basement with long term renters, separate laundry up and down, lots of natural light up and down stairs, private fenced yard, newer central A/C and furnace. Oversized 24x26 heated garage with large cement parking pad. Call your favourite realtor to view today.