



Anne French
Your REALTOR®
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41 Simon Fraser Boulevard W
Lethbridge, Alberta

MLS # A2311499



\$525,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,814 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: Fridge, Stove, dishwasher, washer, dryer, gas cooktop, built in oven, heat pump, Hot water on demand, hunter douglas blinds, playhouse

Welcome to this immaculately kept 4 level split home offering space, warmth, and exceptional functionality in a desirable location. Situated close to Nicholas Sheran Park, the University, and elementary schools, this property combines timeless character with thoughtful upgrades throughout. Inside, you'll find beautiful hardwood floors in immaculate condition, multiple living spaces including a spacious living room and cozy family room featuring a wood-burning fireplace, and glass doors leading directly to the backyard and covered patio area. Fenced yard with beautiful landscaping, and a large playhouse. The bright kitchen offers excellent workspace with an eating bar, gas range, built-in oven, and a separate dining room conveniently located just off the kitchen for gatherings and family dinners. Features of this home: 4 bedrooms and an office, 3½ bathrooms, Spacious level split layout, Separate living room and family room, Wood-burning fireplace, Original hardwood floors, Glass doors to backyard to a covered patio, Large detached garage, Immaculately mature landscaped yard, Front underground sprinklers, heat pump for efficient cooling, hot water on demand. This is a rare opportunity to own a meticulously maintained home in an established neighborhood close to parks, schools, recreation, and amenities. Pride of ownership is evident inside and out.