



Anne French
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9 Queens Road W
Lethbridge, Alberta

MLS # A2314680



\$472,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,277 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees, Treed		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: N/A

Welcome to 9 Queens Road West — a rare opportunity to own a home in one of Lethbridge’s original and most sought-after west side neighborhoods. Located directly across from Nicholas Sheran Park, this property enjoys access to over 100 acres of green space, walking paths, a scenic lake, playgrounds, and recreation areas right outside your door. Backing onto a green strip that forms part of the west side trail network, this fully developed 4-level split offers an exceptional combination of mature surroundings, privacy, and outdoor lifestyle. The home is finished on all four levels , with three bedrooms located on the upper floor and three bathrooms throughout. Multiple living areas provide flexibility for families, entertaining, or simply enjoying extra space. Outside, the sheltered backyard is surrounded by mature trees, creating a peaceful and private setting rarely found in newer developments. The large deck is perfect for entertaining, summer BBQs, or relaxing while enjoying the beautifully established yard. RV parking adds additional convenience and versatility. Properties in this location rarely come available. With parks, pathways, schools, and west side amenities all nearby, 9 Queens Road West offers a unique opportunity to own in one of Lethbridge’s most established neighborhoods.