

84 Eton Road W
Lethbridge, Alberta

MLS # A2334862



\$359,800

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	935 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Private		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Wood Windows		

Inclusions: N/A

This well-maintained freshly painted 3-bedroom bi-level home is ideally located, making it perfect for students, first-time buyers, or a growing family. The main floor features a bright and spacious living room, a functional kitchen with easy access to the deck—ideal for summer barbecues and outdoor entertaining. The upper level also offers 2 spacious bedrooms a beautifully renovated bathroom and new linoleum flooring. The fully developed basement includes a large family room, an additional large bedroom, and another bathroom, providing plenty of space for guests or family members. Step outside to enjoy the huge backyard, offering endless possibilities, including room to build a future garage. This home combines comfort, functionality, and a fantastic location—an excellent opportunity you won't want to miss!