Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

41 Simon Fraser Boulevard W
Lethbridge, Alberta

MLS # A2352233

$479,900

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:	Alley Access, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Boiler, Combination, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Cork, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco, Vinyl Siding	**Zoning:**	r-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bookcases		

Inclusions: FridgeGas StoveOvenCook TopDishwasherMicrowaveWasherDryerCentral Vac and attachments, AC units, Playhouse as is.

Welcome to this well-maintained family home in Varsity Village, located just a short walk from Nicholas Sheran Park and a quick commute to the University of Lethbridge. Offering over 2300 square feet across four finished levels (with the top three above ground), this carpet-free property features 4 bedrooms, a den, and 4 bathrooms. The main level boasts a bright kitchen equipped with a gas range, built-in oven, center eating bar, and ample counter space. A formal dining room opens into a spacious living room featuring rich hardwood flooring. On the ground level, you will find a cozy family room with a WETT-certified wood-burning fireplace and glass patio doors leading to a covered outdoor patio. The top level has three bedrooms, with an ensuite in the primary. The lowest level includes the utility area, a finished laundry room with a pantry, a full bathroom, and the 4th bedroom. From the closet in the 4th bedroom, you have access to a crawl space for plenty of storage. Outside, the fully fenced yard features mature landscaping, paver walkways, and an elevated playhouse. For peace of mind, you can request the pre-inspection report provided by the sellers. Contact your REALTOR® today to schedule a private viewing. Quick possession is possible.

Copyright (c) 2026 Anne French. Listing data courtesy of Lethbridge Real Estate.com. Information is believed to be reliable but not guaranteed.