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Your REALTOR®
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5 Concordia Place W
Lethbridge, Alberta

MLS # A2357195

$485,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,550 sq.ft.	**Age:**	1975 (51 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Attached Carport, Concrete Driveway, Off Street, Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

Heating:	Fireplace(s), Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Bookcases		

Inclusions: Shed as is, Green house as is,

Take a look at this solid, spacious bungalow situated on a quiet cul-de-sac in Varsity Village, offering over 1,500 sq. ft. of main-floor living space on an expansive 8,000+ sq. ft. lot. The freshly painted main floor features hardwood flooring throughout, a dedicated dining area, two separate living rooms, and a gas fireplace. Completing the upper level are three bedrooms, including a primary suite with a 2-piece ensuite bath, as well as an enclosed sunroom. Downstairs features a separate side entrance, an area that can be set up as a kitchen, and a large rumpus room retaining its classic 1970s character—including a hidden storage room tucked behind the bookcase. The lower level also holds two additional bedrooms (windows do not meet current egress standards) and an extra dedicated storage room. With its proximity to the University of Lethbridge within easy walking distance, the basement layout offers strong rental or student-hosting potential. Outside, the large yard includes mature apple trees, a gazebo, and a greenhouse. Parking is plentiful with a single attached garage plus an adjoining carport. Pop out the back yard gate, and you can easily walk to Nicholas Sheran park or school, Nicolas Sheran pool and arena, and the West Village Mall. Clean, vacant, and ready for quick possession. Contact your REALTOR® today to book a private viewing.

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