

\$429,900 - 400 McMaster Boulevard W, Lethbridge

MLS® #A2226866

\$429,900

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Residential on 0.13 Acres

Varsity Village, Lethbridge, Alberta

Searching for a legal suite?

Donâ€™t miss this fantastic opportunity on McMaster Blvd just steps from beautiful Nicholas Sheran Park!

The upper level features a classic bi-level layout with 2 bedrooms, including a primary bedroom with dual closets. Enjoy stylish and durable vinyl plank flooring throughout the main floor. Off the dining area, sliding doors lead to a spacious back deck. The large, fully fenced yard includes a 24' x 24' garage (currently rented month-to-month) a handy storage shed, and an apple tree that produces.

Downstairs, youâ€™ll find the legal 2-bedroom suite, complete with a newer kitchen featuring granite countertops and updated flooring throughout.

This is a great opportunity for a mortgage helper or investment property.

Call your REALTOR® today to book a private showing!

Built in 1978

Essential Information

MLS® # A2226866

Price \$429,900

Bedrooms 4



| | |
|----------------|-------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,034 |
| Acres | 0.13 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 400 McMaster Boulevard W |
| Subdivision | Varsity Village |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K 4L3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-----------------------------|
| Interior Features | See Remarks |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Landscaped, Standard Shaped Lot |
| Roof | Flat Torch Membrane |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 10th, 2025 |
| Days on Market | 8 |
| Zoning | R-L |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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