

# \$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?

Don'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, you'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!

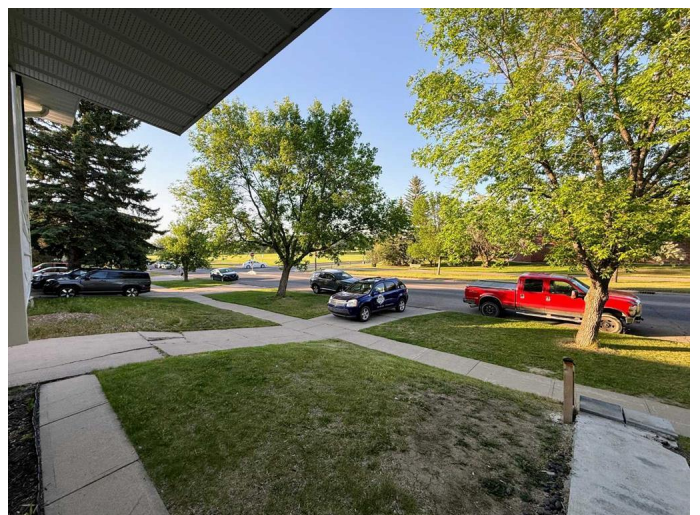
Built in 1978

## 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 | 6               |
| Zoning         | R-L             |

### **Listing Details**

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

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