

# \$519,900 - 117 McGill Boulevard W, Lethbridge

MLS® #A2232329

**\$519,900**

8 Bedroom, 4.00 Bathroom, 2,018 sqft

Residential on 0.18 Acres

Varsity Village, Lethbridge, Alberta

Get the space you've been looking for, welcome to 117 McGill Blvd W – an exceptional opportunity for investors, large families, or anyone looking for space, flexibility, and location! This 2,000 sq ft bungalow is just blocks from the University, close to Nicholas Sheran Park, and even backs onto the corner of Trinity Park. Inside you will appreciate the recent renovations that blend modern updates with timeless comfort. Boasting 8 bedrooms and 4 bathrooms, the space is ideal for student rentals, large families or multi-generational living. Even with the host of bedrooms there is still oversized living areas for entertaining and taking on the challenge of family living. Outside, enjoy a mature yard, single detached garage, and direct access to Trinity Park—a peaceful green space right out your back gate. Whether you're walking to class, hosting a summer BBQ, or enjoying a sunset stroll, this location truly has it all. Don't miss your chance to own a rare 8-bedroom bungalow in one of Lethbridge's most desirable west side neighbourhoods. Move-in ready and full of potential—117 McGill Blvd W is ready to go!

Built in 1974

## Essential Information

MLS® # A2232329

Price \$519,900



|                |             |
|----------------|-------------|
| Bedrooms       | 8           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,018       |
| Acres          | 0.18        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 117 McGill Boulevard W |
| Subdivision | Varsity Village        |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1K 3V8                |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                |
| Parking        | Concrete Driveway, Driveway, Front Drive, Garage Faces Front, Off Street, Single Garage Attached |
| # of Garages   | 1                                                                                                |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Laminate Counters, Pantry, Skylight(s), Vinyl Windows, Wood Windows |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings             |
| Heating           | Forced Air, Natural Gas, Coal                                                   |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Family Room, Gas, Brick Facing                                                  |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                                                                   |
|-----------------|---------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Level, Rectangular Lot |
| Roof            | Flat Torch Membrane                                                                               |
| Construction    | Composite Siding, Wood Frame                                                                      |
| Foundation      | Poured Concrete                                                                                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 2               |
| Zoning         | R-L             |

### **Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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