



GRASSROOTS
REALTY GROUP

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197 Oxford Road W
Lethbridge, Alberta

MLS # A2307409



\$469,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,253 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	5
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: In Basement - Fridge, Stove, Dishwasher, Stackable Washer/Dryer In Garage - Fridge (as is) Garage Door Opener, Garage Heater, Shed

This spacious and versatile 4-bedroom, 5-bathroom home offers a rare 2+2 suited (illegal) layout, ideal for maximizing rental potential, multi-generational living or live up and rent down! Plus each suite has its own laundry area. The main floor features two primary suites, each complete with its own private ensuite, plus an additional 3-piece bathroom for added convenience. The updated kitchen boasts quartz countertops, a large island, and modern finishes—perfect for both everyday living and entertaining. Downstairs, the basement suite includes its own primary bedroom with a 3-piece ensuite, a second bedroom, and a full 4-piece bathroom, creating a comfortable and functional separate living space. Additional highlights include new main floor windows in 2025, new stackable washer/dryer 2026, a heated garage—with the potential to be rented separately for additional income—separate outdoor areas, a covered patio, underground sprinklers, and plenty of off-street parking. Ideally located close to transit, parks, and The Crossings, with numerous retail, restaurants and services, this property offers both convenience and strong investment appeal. Contact your favourite agent today to book a showing!