



GRASSROOTS
REALTY GROUP

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**82 Harvard Crescent W
Lethbridge, Alberta**

MLS # A2310623



\$404,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,231 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Level, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance		

Inclusions: Fridge, Stove, Hood Fan, Microwave, Dishwasher, Washer, Dryer, Window Coverings, Fridge (in basement), A/C, Shed (as-is & where-is)

Welcome to 82 Harvard Crescent W, a well-maintained home in the peaceful community of Varsity Village, offering a functional layout and flexible living spaces ideal for families or investors. The main floor features a bright living room with a large window and vaulted ceilings that create an open and inviting atmosphere, along with the kitchen, dining area, an office/bedroom, and convenient access to the back deck. The backyard includes a storage shed for added convenience and extra storage space. Upstairs offers 3 bedrooms, including the primary bedroom, along with a 4-piece bathroom. The lower level features a very spacious family room with large windows that provide plenty of natural light, as well as a 3-piece bathroom (no closet). The basement includes a utility room and laundry area, with additional space ready for your personal touches or future development. Additional features include air conditioning for year-round comfort and a location close to schools, parks, shopping, public transportation, and the University of Lethbridge. Whether you're looking for a family home or an investment property, 82 Harvard Crescent W offers comfort, versatility, and excellent potential in a quiet westside neighborhood. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.