



**41 Simon Fraser Boulevard W
Lethbridge, Alberta**

MLS # A2325178



\$525,000

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|------------------|-------------------------------|---------------|-------------------|
| Division: | Varsity Village | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,814 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Private | | |

| | | | |
|--------------------|----------------------|-------------------|-----|
| Heating: | Boiler, Natural Gas | Water: | - |
| Floors: | Cork, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |

Inclusions: Fridge, cooktop, built in oven, washer, dryer, window coverings, Garage door opener

Public Remarks: Welcome to this immaculately kept 4 level split home offering space, warmth, and exceptional functionality in a desirable location. Situated close to Nicholas Sheran Park, the University, and elementary schools, this property combines timeless character with thoughtful upgrades throughout. Inside, you'll find beautiful hardwood floors in immaculate condition, multiple living spaces including a spacious living room and cozy family room featuring a wood-burning fireplace, and glass doors leading directly to the backyard and covered patio area. Fenced yard with beautiful landscaping, and a large playhouse. The bright kitchen offers excellent workspace with an eating bar, gas range, built-in oven, and a separate dining room conveniently located just off the kitchen for gatherings and family dinners. Features of this home: 4 bedrooms and an office, 3/2 bathrooms, Spacious level split layout, Separate living room and family room, Wood-burning fireplace, Original hardwood floors, Glass doors to backyard to a covered patio, Large detached garage, Immaculately mature landscaped yard, Front underground sprinklers, heat pump for efficient cooling, hot water on demand. This is a rare opportunity to own a meticulously maintained home in an established neighborhood close to parks, schools, recreation, and amenities. Pride of ownership is evident inside and out.