

\$700,000 - 18 Queens Road W, Lethbridge

MLS® #A2216910

\$700,000

4 Bedroom, 4.00 Bathroom, 2,280 sqft

Residential on 0.18 Acres

Varsity Village, Lethbridge, Alberta

Properties like these don't come around often... the coveted Queens Road! There's something special about this neighborhood - it backs onto Nicholas Sheran, meaning a 43-hectare urban park is your backyard! It features a lake, disc-golf course, playground, fitness equipment, large picnic shelter, an edible orchard, space for sports and more. This home has been recently tastefully renovated in such a way that marries the 1970's charm with modern features. A sprawling home over 3,147 sq/ft across 3 floors, there is a ton of space for family gatherings and room for the kids to grow! The main floor of this home is nothing short of spectacular - there's not one, but two statement wood burning fireplaces with custom brick faces, two patios, a new kitchen (plus new appliances), main floor laundry, powder room and this is all accented with new, warm tone flooring. The second floor hosts 4 bedrooms - a piece shared bathroom and the primary offers not only a 3 piece ensuite but a stunning, spacious balcony to enjoy the west sun! The basement has a huge storage space, family room and 3 piece bathroom. There are 2 patios outside, one covered and one uncovered. There's direct access out your back fence to Nicholas Sheran Park! There's great access to amenities from this home and one you'll want to spend years to come in!

Built in 1975



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216910 |
| Price | \$700,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,280 |
| Acres | 0.18 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 18 Queens Road W |
| Subdivision | Varsity Village |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K 3W2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Double Vanity, Storage |
| Appliances | Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Brick Facing, Family Room, Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, City Lot, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 3 |
| Zoning | R-L |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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