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

MLS® #A2216910

\$700,000

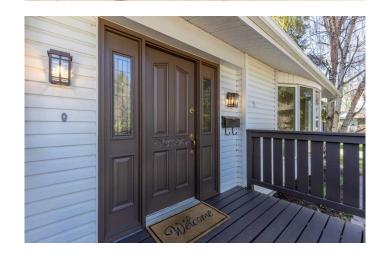
4 Bedroom, 4.00 Bathroom, 2,280 sqft Residential on 0.18 Acres

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 5 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!







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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