

\$409,900 - 400 McMaster Boulevard W, Lethbridge

MLS® #A2226866

\$409,900

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Residential on 0.13 Acres

Varsity Village, Lethbridge, Alberta

Searching for a legal suite?

Don't miss this fantastic opportunity on McMaster Blvd just steps from beautiful Nicholas Sheran Park!

The upper level features a classic bi-level layout with 2 bedrooms, including a primary bedroom with dual closets. Enjoy stylish and durable vinyl plank flooring throughout the main floor. Off the dining area, sliding doors lead to a spacious back deck. The large, fully fenced yard includes a 24' x 24' garage (currently rented month-to-month) a handy storage shed, and an apple tree that produces.

Downstairs, you'll find the legal 2-bedroom suite, complete with a newer kitchen featuring granite countertops and updated flooring throughout.

This is a great opportunity for a mortgage helper or investment property.

Call your REALTOR® today to book a private showing!

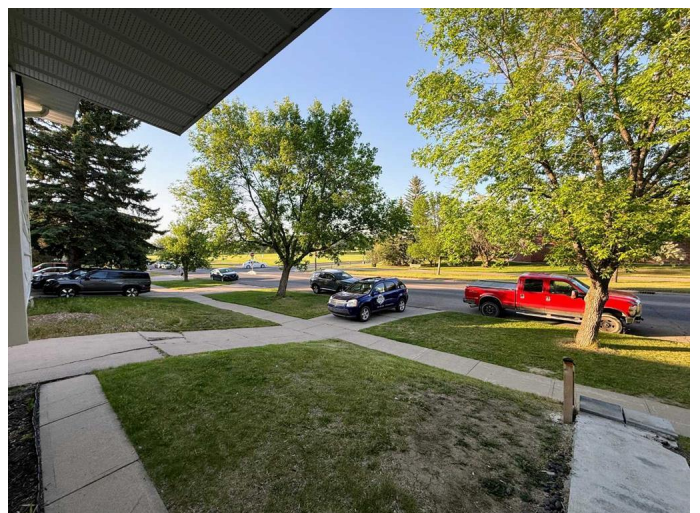
Built in 1978

Essential Information

MLS® # A2226866

Price \$409,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.13
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	400 McMaster Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4L3

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Standard Shaped Lot
Roof	Flat Torch Membrane
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2025
Days on Market	99
Zoning	R-L

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.