

# \$519,900 - 117 McGill Boulevard W, Lethbridge

MLS® #A2232329

**\$519,900**

8 Bedroom, 4.00 Bathroom, 2,018 sqft

Residential on 0.18 Acres

Varsity Village, Lethbridge, Alberta

Get the space you've been looking for, welcome to 117 McGill Blvd W â€” an exceptional opportunity for investors, large families, or anyone looking for space, flexibility, and location! This 2,000 sq ft bungalow is just blocks from the University, close to Nicholas Sheran Park, and even backs onto the corner of Trinity Park. Inside you will appreciate the recent renovations that blend modern updates with timeless comfort. Boasting 8 bedrooms and 4 bathrooms, the space is ideal for student rentals, large families or multi-generational living. Even with the host of bedrooms there is still oversized living areas for entertaining and taking on the challenge of family living. Outside, enjoy a mature yard, single detached garage, and direct access to Trinity Parkâ€”a peaceful green space right out your back gate. Whether you're walking to class, hosting a summer BBQ, or enjoying a sunset stroll, this location truly has it all. Don't miss your chance to own a rare 8-bedroom bungalow in one of Lethbridgeâ€™s most desirable west side neighbourhoods. Move-in ready and full of potentialâ€”117 McGill Blvd W is ready to go!

Built in 1974

## Essential Information

MLS® # A2232329

Price \$519,900



Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	2,018
Acres	0.18
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	117 McGill Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3V8

### Amenities

Parking Spaces	3
Parking	Concrete Driveway, Driveway, Front Drive, Garage Faces Front, Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Jetted Tub, Laminate Counters, Pantry, Skylight(s), Vinyl Windows, Wood Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas, Coal
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Flat Torch Membrane
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	2
Zoning	R-L

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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