

# \$419,900 - 49 Simon Fraser Boulevard W, Lethbridge

MLS® #A2269360

**\$419,900**

5 Bedroom, 3.00 Bathroom, 1,160 sqft

Residential on 0.13 Acres

Varsity Village, Lethbridge, Alberta

Great 5 bedroom home with spacious plan, perfect for a growing family. Insulated 24 x 22 double detached garage. Move in ready condition. Separate rear basement entrance. Updated flooring, furnace, and central air. Fully fenced yard. Close to parks, school and in a very family friendly neighborhood. Good layout with 3 bedrooms up and 2 down. Primary bedroom features a 2 piece ensuite. Downstairs you'll find a huge family room with fireplace and large windows throughout. Nice storage area/pantry with additional kitchen cabinetry.

Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2269360    |
| Price          | \$419,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,160       |
| Acres          | 0.13        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |



## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 49 Simon Fraser Boulevard W |
| Subdivision | Varsity Village             |
| City        | Lethbridge                  |
| County      | Lethbridge                  |
| Province    | Alberta                     |
| Postal Code | T1K4R1                      |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks                          |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | Central Air                          |
| Fireplace         | Yes                                  |
| # of Fireplaces   | 1                                    |
| Fireplaces        | Wood Burning                         |
| Has Basement      | Yes                                  |
| Basement          | Full                                 |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Yard     |
| Lot Description   | Back Lane        |
| Roof              | Tar/Gravel       |
| Construction      | Composite Siding |
| Foundation        | Poured Concrete  |

## Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 6th, 2025 |
| Zoning      | R-L                |

## Listing Details

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

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