

# \$240,000 - 8, 244 McGill Boulevard W, Lethbridge

MLS® #A2221395

**\$240,000**

3 Bedroom, 2.00 Bathroom, 894 sqft

Residential on 0.79 Acres

Varsity Village, Lethbridge, Alberta

Welcome to #8, 244 McGill Boulevard W, a stylish and well-kept townhouse in a quiet, private West Lethbridge complex with just a handful of owners. Inside, youâ€™ll find a modern kitchen with sleek cabinetry, a trendy backsplash, and almost-new stainless steel silver appliances. The home features updated durable flooring and newer carpet throughout, along with refreshed bathrooms including a 2-piece on the main floor and a 4-piece upstairs with a new tub surround and fixtures. The finished basement offers a comfortable family room, perfect for movie nights or a cozy retreat. Vinyl windows bring in lots of natural light, and large patio doors lead to a fenced backyard with space for a small garden or kids' play area. Located just beside the beautiful Nicholas Sheran Park and its scenic lake and walking trails. Youâ€™re also within walking distance to the University of Lethbridge, two elementary schools, nearby shops, churches, and a bus stop just half a block away. Whether you're buying your first home, downsizing, or looking for an investment (with a potential long term tenant already living here), this one is packed with value in a location that canâ€™t be beat. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.

Built in 1977

## Essential Information



MLS® #	A2221395
Price	\$240,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	894
Acres	0.79
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	8, 244 McGill Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4C6

### Amenities

Amenities	Parking
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees

Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	7
Zoning	R-75

### **Listing Details**

Listing Office	Royal LePage South Country - Lethbridge
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