

# \$389,900 - 26 Carleton Road W, Lethbridge

MLS® #A2236169

## \$389,900

5 Bedroom, 3.00 Bathroom, 1,380 sqft

Residential on 0.14 Acres

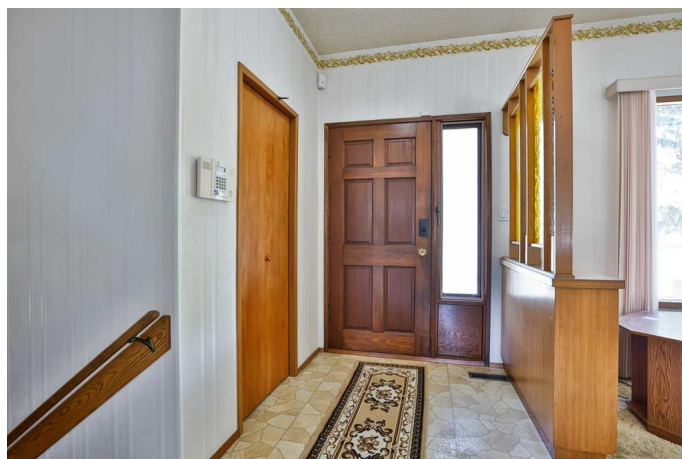
Varsity Village, Lethbridge, Alberta

WALK to UNIVERSITY. Located in popular Varsity Village, this 1380 sq. ft. 4-level split is an ideal equity builder for first-time buyers or renovators. Featuring 5 bedrooms (note: one may not meet egress), 3 bathrooms, a separate basement entry, and a cozy fireplace in the family room. Recent upgrades include an energy-efficient furnace and a newer roof—just bring your cosmetic touch to modernize and refresh. Situated on a corner lot with no neighbours on two sides and backing onto a green strip, this fine home offers privacy and room to breathe. Enjoy the west-facing concrete patio with a peekaboo view of the green belt—perfect for peaceful outdoor living on warm summer evenings. Within walking distance to the University of Lethbridge, Nicolas Sheran Park, and nearby trails, this home blends location with potential. Opportunities like this don't last—call your favourite Realtor today!

Built in 1975

## Essential Information

MLS® #	A2236169
Price	\$389,900
Bedrooms	5
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,380



Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	26 Carleton Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3X3

### **Amenities**

Parking Spaces	2
Parking	Carport, Off Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Separate Entrance, Storage, Sump Pump(s), Wood Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Corner Lot, Landscaped
Roof	Flat Torch Membrane, Tar/Gravel
Construction	Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Zoning	R-L

## **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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