

\$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
Days on Market	2
Zoning	R-L

Listing Details

Listing Office	Lethbridge Real Estate.com
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