

# \$409,900 - 400 McMaster Boulevard W, Lethbridge

MLS® #A2226866

**\$409,900**

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Residential on 0.13 Acres

Varsity Village, Lethbridge, Alberta

Searching for a legal suite?

Donâ€™t miss this fantastic opportunity on McMaster Blvd just steps from beautiful Nicholas Sheran Park!

The upper level features a classic bi-level layout with 2 bedrooms, including a primary bedroom with dual closets. Enjoy stylish and durable vinyl plank flooring throughout the main floor. Off the dining area, sliding doors lead to a spacious back deck. The large, fully fenced yard includes a 24' x 24' garage (currently rented month-to-month) a handy storage shed, and an apple tree that produces.

Downstairs, youâ€™ll find the legal 2-bedroom suite, complete with a newer kitchen featuring granite countertops and updated flooring throughout.

This is a great opportunity for a mortgage helper or investment property.

Call your REALTOR® today to book a private showing!

Built in 1978

## Essential Information

MLS® # A2226866

Price \$409,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.13
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	400 McMaster Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4L3

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Standard Shaped Lot
Roof	Flat Torch Membrane
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 10th, 2025
Days on Market	60
Zoning	R-L

## **Listing Details**

Listing Office	Lethbridge Real Estate.com
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