

# \$700,000 - 18 Queens Road W, Lethbridge

MLS® #A2216910

## \$700,000

4 Bedroom, 4.00 Bathroom, 2,280 sqft

Residential on 0.18 Acres

Varsity Village, Lethbridge, Alberta

Properties like these don't come around often... the coveted Queens Road! There's something special about this neighborhood - it backs onto Nicholas Sheran, meaning a 43-hectare urban park is your backyard! It features a lake, disc-golf course, playground, fitness equipment, large picnic shelter, an edible orchard, space for sports and more. This home has been recently tastefully renovated in such a way that marries the 1970's charm with modern features. A sprawling home over 3,147 sq/ft across 3 floors, there is a ton of space for family gatherings and room for the kids to grow! The main floor of this home is nothing short of spectacular - there's not one, but two statement wood burning fireplaces with custom brick faces, two patios, a new kitchen (plus new appliances), main floor laundry, powder room and this is all accented with new, warm tone flooring. The second floor hosts 4 bedrooms - a piece shared bathroom and the primary offers not only a 3 piece ensuite but a stunning, spacious balcony to enjoy the west sun! The basement has a huge storage space, family room and 3 piece bathroom. There are 2 patios outside, one covered and one uncovered. There's great access to amenities from this home and one you'll want to spend years to come in!

Built in 1975

## Essential Information



MLS® #	A2216910
Price	\$700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,280
Acres	0.18
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	18 Queens Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3W2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Storage
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	7
Zoning	R-L

### **Listing Details**

Listing Office	Grassroots Realty Group
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