

# \$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 direct access out your back fence to Nicholas Sheran Park! 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	2
Zoning	R-L

**Listing Details**

Listing Office	Grassroots Realty Group
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