

# \$429,900 - 65 Modesto Road W, Lethbridge

MLS® #A2217771

**\$429,900**

6 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.16 Acres

Varsity Village, Lethbridge, Alberta

Here is a large home, in mature area of the Westside. It is walking distance to the University and close to many other amenities; including schools, shopping, activities and health care. With 6 bedrooms and 3 bathrooms, this home works on many levels; single family, intergenerational family, or student rental. This home has had some recent updates, including quality vinyl plank flooring, paint, fridge, stove, furnace and roof, making this home very move-in ready. The main floor boasts a living room, kitchen, dining area, three bedrooms and two bathrooms. There is also walkout to a 3-season sunroom off the dining area. The basement includes another three bedrooms, a bathroom, a large family room and a laundry room. This home has air conditioning and a fireplace, so you will be comfortable no matter the season. There is also a separate entrance to the basement, giving this home many additional possibilities. This home is on a large lot, and has lots of on and off street parking, including a large double garage. This home is definitely worth a look, don't wait.

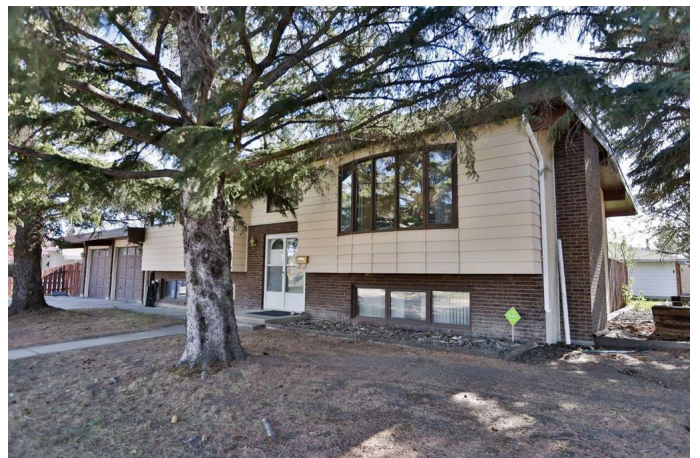
Built in 1975

## Essential Information

MLS® # A2217771

Price \$429,900

Bedrooms 6



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	65 Modesto Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K4A2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Flat Torch Membrane

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

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

**Listing Details**

Listing Office	Sunland Realty Corp.
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