

# \$1,500 - 50 Simon Fraser Blvd W Boulevard, Lethbridge

MLS® #A2242664

**\$1,500**

0 Bedroom, 0.00 Bathroom, 720 sqft

Rental on 0.00 Acres

Copperwood, Lethbridge, Alberta

2 Bedroom, 1 Bathroom Basement Suite in  
West Lethbridge – Utilities Included

Located in a desirable area of West Lethbridge, this 2 bedroom, 1 bathroom basement suite at 50 Simon Fraser Blvd W offers comfortable, affordable living close to schools, parks, shopping, transit, and the University of Lethbridge.

This well-maintained suite features a private entrance, in-suite laundry, off-street parking, and a 3-piece bathroom with a shower only.

Rent: \$1,600/month (utilities included, except cable/internet)

Available August 1

1-year lease required | Rental application and background check mandatory

No smoking | No pets

Damage deposit equal to one month's rent

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2242664 |
| Price          | \$1,500  |
| Bathrooms      | 0.00     |
| Square Footage | 720      |
| Acres          | 0.00     |
| Type           | Rental   |
| Status         | Active   |



## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 50 Simon Fraser Blvd W Boulevard |
| Subdivision | Copperwood                       |
| City        | Lethbridge                       |
| County      | Lethbridge                       |
| Province    | Alberta                          |
| Postal Code | T1K 4L4                          |

## Amenities

|         |                                     |
|---------|-------------------------------------|
| Parking | Alley Access, Driveway, Parking Pad |
|---------|-------------------------------------|

## Interior

|            |                                                      |
|------------|------------------------------------------------------|
| Appliances | Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer |
|------------|------------------------------------------------------|

## Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 30              |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.