

\$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	4
Zoning	R-L

Listing Details

Listing Office	Sunland Realty Corp.
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