

# \$2,300 - 93 Simon Fraser Boulevard W, Lethbridge

MLS® #A2234205

**\$2,300**

4 Bedroom, 2.00 Bathroom, 875 sqft

Rental on 0.00 Acres

Varsity Village, Lethbridge, Alberta

Cozy family 4 bedroom 1/2 duplex unit nestled in the mature neighborhood of Varsity Village. The main floor welcomes you to a spacious living and dining room with a functional kitchen and 2 large bedrooms. In the basement you will find 2 smaller bedrooms for the kiddos, family and laundry room and office or computer space. Utilities are not included. Pets Welcome and must be fixed. All applicants subject to income verification, landlord reference and credit check.

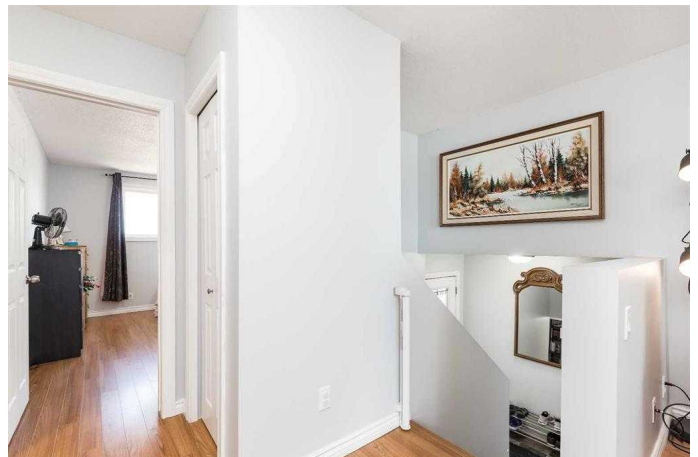
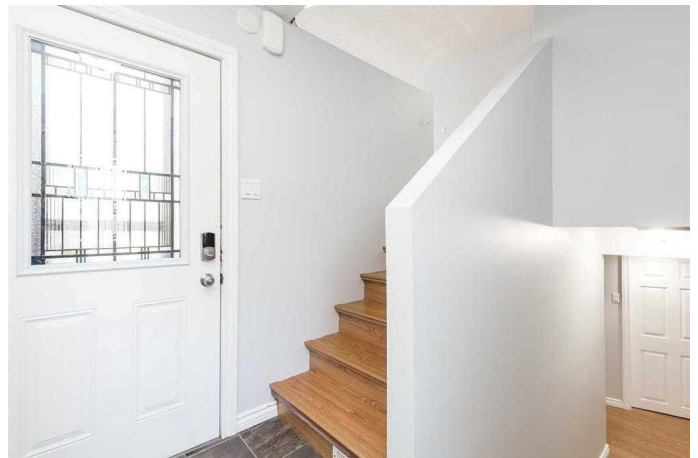
Built in 1978

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2234205 |
| Price          | \$2,300  |
| Bedrooms       | 4        |
| Bathrooms      | 2.00     |
| Full Baths     | 2        |
| Square Footage | 875      |
| Acres          | 0.00     |
| Year Built     | 1978     |
| Type           | Rental   |
| Status         | Active   |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 93 Simon Fraser Boulevard W |
| Subdivision | Varsity Village             |
| City        | Lethbridge                  |
| County      | Lethbridge                  |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1K 4R2 |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Available, Natural Gas Available, Garbage Collection, Sewer Available, Water Available |
| Parking Spaces | 3  |
| Parking        | Off Street   |

### Interior

|              |                                    |
|--------------|------------------------------------|
| Appliances   | Dishwasher, Refrigerator, Stove(s) |
| Has Basement | Yes                                |
| Basement     | Finished                           |

### Exterior

|                 |                                   |
|-----------------|-----------------------------------|
| Lot Description | Back Yard                         |
| Roof            | Asphalt Shingle                   |
| Construction    | Metal Siding, Wood Frame, Asphalt |
| Foundation      | Poured Concrete                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 10              |

### Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Braemore Management |
|----------------|---------------------|

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