

# \$379,900 - 15 Rutgers Crescent W, Lethbridge

MLS® #A2234453

**\$379,900**

4 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.15 Acres

Varsity Village, Lethbridge, Alberta

Here's your chance to own a great illegally suited home on the west side of Lethbridge! 15 Rutgers Crescent W is located in a great neighbourhood close to all the amenities you need. Upon entering the home, the main level features a nice and open living room with big windows that allow plenty of natural light. The kitchen is a real feature to this home as it's huge with plenty of room to set up a nice dining area and still have space to do all your cooking. This level has two bedrooms and a 4pc bathroom along with a laundry room. You have access to the deck from the dining area and a big backyard. The illegally suited basement is just as impressive with two more bedrooms and a 3pc bathroom. The kitchen and dining area downstairs has plenty of space too and you won't run into any issues when cooking your nightly meals. There's laundry appliances on this level too, so you won't have any issues when your clothes need a good cleaning. This home features a double detached garage with a large driveway that can lead to more income. This is a great investment property that has everything you could ever imagine. Contact your favourite REALTOR® today!

Built in 1982

## Essential Information

MLS® #                      A2234453

Price                        \$379,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,058
Acres	0.15
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	15 Rutgers Crescent W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4S8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Driveway
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Separate Entrance, Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	15
Zoning	R-L

**Listing Details**

Listing Office	Onyx Realty Ltd.
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