

\$334,900 - 25 Selkirk Road W, Lethbridge

MLS® #A2265987

\$334,900

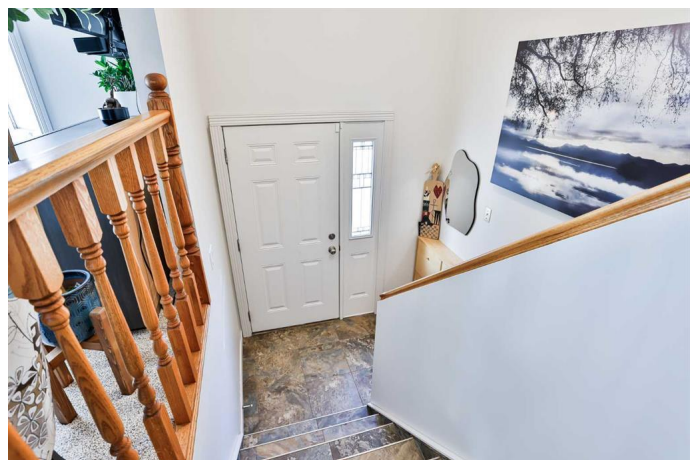
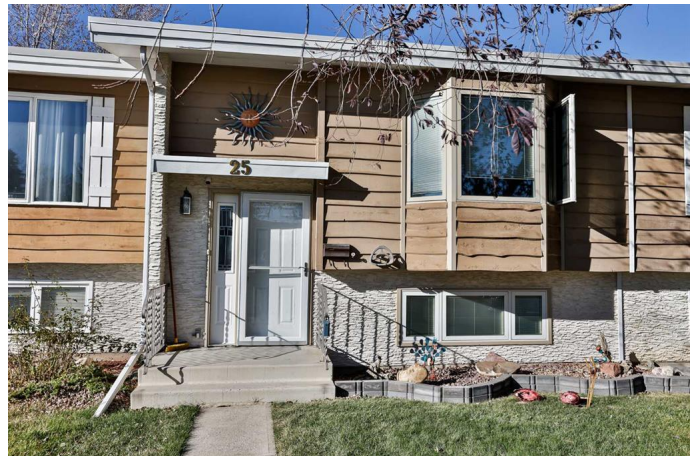
2 Bedroom, 2.00 Bathroom, 616 sqft

Residential on 0.07 Acres

Varsity Village, Lethbridge, Alberta

Step into refined living with this beautifully updated and truly move-in ready townhouse, where modern design and quality craftsmanship come together seamlessly.

Over the past few years, nearly every major component has been upgraded – including an asphalt-bonded roof on the home, 50-year shingles on the garage, new PVC windows, modern doors, décor light switches, flooring, fresh paint, and stunning bathroom renovations. The kitchen is a showpiece, featuring upgraded cabinetry, countertops, fixtures, and backsplash, all thoughtfully designed for both function and style. It opens to a formal dining area and flows effortlessly to a spacious 12' x 20' Duradeck-covered back deck, complete with two enclosed storage spaces beneath. From here, enjoy a peaceful view of your private yard and a peekaboo view of the park beyond. The upper level offers an open, light-filled floorplan with a contemporary half bath, while the lower level provides two inviting bedrooms and a fully renovated full bath showcasing sleek, modern finishes. With approximately 1,250 sq. ft. of total living space, this home feels bright, open, and elegant throughout, in spite of its relatively small footprint. Out back, the super-single heated and finished garage with paved lane access offers excellent storage, workshop space, and parking for one. Best of all, there are no condo fees or bylaws – just the freedom of homeownership with your own yard to enjoy. Located steps from a serene park



that enhances privacy and adds to the sense of space, this exceptional townhouse is the perfect blend of style, comfort, and convenience. Quick possession is available”come experience this gem for yourself today.

Built in 1978

Essential Information

MLS® #	A2265987
Price	\$334,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	616
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	25 Selkirk Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4N4

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Kitchen Island, Storage, Vinyl Windows, Master Downstairs
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Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, No Neighbours Behind
Roof	Flat Torch Membrane
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	3
Zoning	R-75

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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