

\$419,900 - 49 Simon Fraser Boulevard W, Lethbridge

MLS® #A2269360

\$419,900

5 Bedroom, 3.00 Bathroom, 1,160 sqft

Residential on 0.13 Acres

Varsity Village, Lethbridge, Alberta

Great 5 bedroom home with spacious plan, perfect for a growing family. Insulated 24 x 22 double detached garage. Move in ready condition. Separate rear basement entrance. Updated flooring, furnace, and central air. Fully fenced yard. Close to parks, school and in a very family friendly neighborhood. Good layout with 3 bedrooms up and 2 down. Primary bedroom features a 2 piece ensuite. Downstairs you'll find a huge family room with fireplace and large windows throughout. Nice storage area/pantry with additional kitchen cabinetry.

Built in 1979

Essential Information

MLS® #	A2269360
Price	\$419,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,160
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active



Community Information

Address	49 Simon Fraser Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K4R1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Tar/Gravel
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	14
Zoning	R-L

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

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 MLS® , Multiple Listing Service® 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.