

# \$290,000 - 144 McGill Boulevard W, Lethbridge

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MLS® #A2246495

## \$290,000

4 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.09 Acres

NONE, Lethbridge, Alberta

Great 4 bedroom 2 full bath with separate basement entrance and a single car garage just a few Blocks away from the University. Home is in need of a little TLC to make it your perfect home close to schools parks and shopping. The house is sold as is where is no warranty's sellers will supply title insurance in lieu of a RPR and compliance letter from the city of lethbridge.

Built in 1977

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2246495               |
| Price          | \$290,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,020                  |
| Acres          | 0.09                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 144 McGill Boulevard W |
| Subdivision | NONE                   |
| City        | Lethbridge             |



|             |            |
|-------------|------------|
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1K 4C5    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | Ceiling Fan(s)                 |
| Appliances        | None                           |
| Heating           | Forced Air                     |
| Cooling           | None                           |
| Has Basement      | Yes                            |
| Basement          | Exterior Entry, Finished, Full |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt               |
| Construction      | Mixed                 |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 11               |
| Zoning         | R-L              |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Maxwell Devonshire Realty |
|----------------|---------------------------|

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