

# \$429,900 - 65 Modesto Road W, Lethbridge

MLS® #A2217771

**\$429,900**

6 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.16 Acres

Varsity Village, Lethbridge, Alberta

Here is a large home, in mature area of the Westside. It is walking distance to the University and close to many other amenities; including schools, shopping, activities and health care. With 6 bedrooms and 3 bathrooms, this home works on many levels; single family, intergenerational family, or student rental. This home has had some recent updates, including quality vinyl plank flooring, paint, fridge, stove, furnace and roof, making this home very move-in ready. The main floor boasts a living room, kitchen, dining area, three bedrooms and two bathrooms. There is also walkout to a 3-season sunroom off the dining area. The basement includes another three bedrooms, a bathroom, a large family room and a laundry room. This home has air conditioning and a fireplace, so you will be comfortable no matter the season. There is also a separate entrance to the basement, giving this home many additional possibilities. This home is on a large lot, and has lots of on and off street parking, including a large double garage. This home is definitely worth a look, don't wait, make the call.

Built in 1975

## Essential Information

MLS® # A2217771

Price \$429,900

Bedrooms 6



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,232       |
| Acres          | 0.16        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 65 Modesto Road W |
| Subdivision | Varsity Village   |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1K4A2            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home, Separate Entrance                            |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Basement, Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Walk-Up To Grade              |

### **Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Private Yard        |
| Lot Description   | See Remarks         |
| Roof              | Flat Torch Membrane |

|              |                      |
|--------------|----------------------|
| Construction | Concrete, Wood Frame |
| Foundation   | Poured Concrete      |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 2             |
| Zoning         | R-L           |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Sunland Realty Corp. |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® 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.