

**18 Queens Road W**  
**Lethbridge, Alberta**
**MLS # A2216910**

**\$650,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,280 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Storage		

**Inclusions:** Underground sprinklers

Properties like these don't come around often... the coveted Queens Road! There's something special about this neighborhood - it backs onto Nicholas Sheran, meaning a 43-hectare urban park is your backyard! It features a lake, disc-golf course, playground, fitness equipment, large picnic shelter, an edible orchard, space for sports and more. This home has been recently tastefully renovated in such a way that marries the 1970's charm with modern features. A sprawling home over 3,147 sq/ft across 3 floors, there is a ton of space for family gatherings and room for the kids to grow! The main floor of this home is nothing short of spectacular - there's not one, but two statement wood burning fireplaces with custom brick faces, two patios, a new kitchen (plus new appliances), main floor laundry, powder room and this is all accented with new, warm tone flooring. The second floor hosts 4 bedrooms - a 5 piece shared bathroom and the primary offers not only a 3 piece ensuite but a stunning, spacious balcony to enjoy the west sun! The basement has a huge storage space, family room and 3 piece bathroom. There are 2 patios outside, one covered and one uncovered. There's great access to amenities from this home and one you'll want to spend years to come in!