

**18 Trinity Place W
Lethbridge, Alberta**

MLS # A2240143



\$389,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,315 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Attached Carport, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: Fridge, Stove, Dishwasher, Window Coverings

Tucked away in a quiet cul-de-sac, this one-of-a-kind bungalow backs onto a walking path that connects you straight to Nicholas Sheran Park, the University, and nearby shopping—seriously, the location couldn’t be better. Inside, you’ve got a great layout: a spacious master bedroom with French doors and a full ensuite, another good-sized bedroom, a second bathroom, plus a big sunken living room with a cozy gas fireplace. The kitchen has lots of space and opens to a formal dining area that’s perfect for hosting. The basement is bright and full of potential—there are two living spaces down here, one with a wood-burning fireplace, plus a kitchenette, two more bedrooms (one’s being used as storage), and another full bathroom. If you’ve got a green thumb or just love having outdoor space, the backyard is big, private, and ready for all your garden ideas. Bonus: there’s central A/C and an attached single garage. This home has a ton of charm and potential!