

# \$825,000 - 234 McMaster Boulevard W, Lethbridge

MLS® #A2243378

**\$825,000**

4 Bedroom, 4.00 Bathroom, 2,402 sqft  
Residential on 0.14 Acres

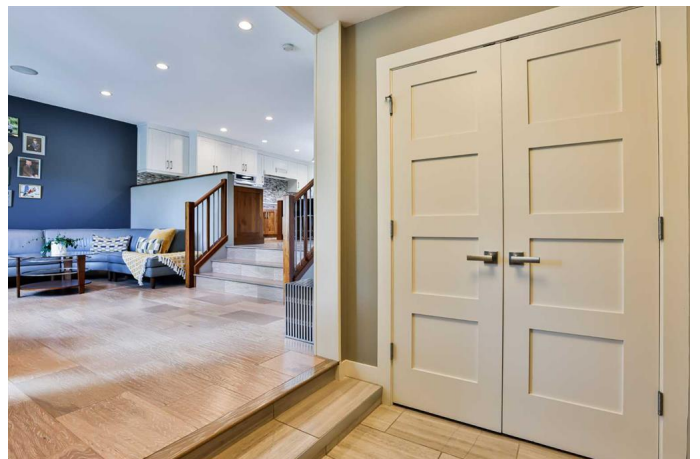
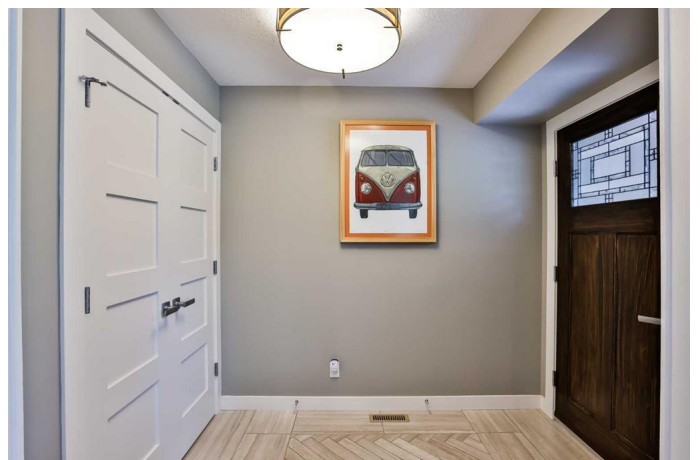
Varsity Village, Lethbridge, Alberta

Step into sophistication in this meticulously upgraded home, where every detail has been thoughtfully designed for comfort, function, and wow factor. From the grand entrance, youâ€™re welcomed into a stunning formal living room with gleaming hardwood floors that flow into the heart of the home â€“ an expansive kitchen and dining area that spans an entire level.

This one-of-a-kind chefâ€™s kitchen is a true showstopper, featuring custom cabinetry by Cabinet Expression, a massive 10-foot island, built-in stove and microwave, induction cooktop, refrigeration drawers, beverage fridge, two sinks, quartz counters, marble flooring, under-cabinet lighting, touch tap, and a garburator.

Just off the kitchen is a warm and inviting family room and home office area, complete with a custom wall unit with built-in TV, shelving, and fireplace. Upstairs, youâ€™ll find three bedrooms, all with plush, luxurious carpeting and two bathrooms. The primary suite is a personal retreat with its built-in TV, spa-inspired ensuite with double sinks, rainfall tile shower, heated floor, and an impressive custom walk-in closet.

Near the garage entry, the mudroom includes access to a beautifully finished laundry room with sink, folding station, and hanging area. A stylish half-bath features a tile accent wall and built-in storage. The lower level offers a spacious fourth bedroom, home gym, and massive storage space.



Downstairs, the basement is made for entertaining â€” complete with a large recreation area, wet bar, and a unique 3-piece bath with eye-catching aqua tile and finishes. The built-in speakers throughout the house, on the covered patio, and heated garage are linked to the Control4 System.

Outside is your own private oasis: a covered patio with tile flooring, stone feature walls, a built-in gas BBQ and TV, plus two lower teak deck areas with lighting, built-in planters, and a cozy gas firepit. The yard is fully equipped with underground sprinklers and enclosed by a cinder block fence for privacy. Recently installed triple glazed windows and newer high end kitchen appliances too!

Ideally located directly across from Nicholas Sheran Park, youâ€™ll enjoy instant access to 106 acres of green space, including a lake, 7 km of walking trails, disc golf, playgrounds, and nearby schools.

This is more than a home â€” itâ€™s your dream lifestyle waiting to happen. Donâ€™t miss the chance to make it yours!

Built in 1985

## Essential Information

MLS® #	A2243378
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,402
Acres	0.14
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

## Community Information

Address	234 McMaster Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4R3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Built-in Barbecue
Lot Description	Private, Underground Sprinklers
Roof	Tile
Construction	Brick, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	R-L

## Listing Details

Listing Office	Grassroots Realty Group
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