

\$469,000 - 146 Laval Court W, Lethbridge

MLS® #A2100333

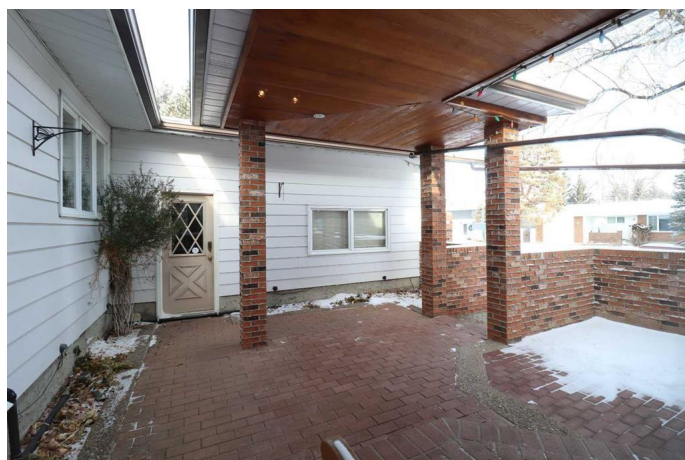
\$469,000

3 Bedroom, 3.00 Bathroom, 1,730 sqft

Residential on 0.18 Acres

Varsity Village, Lethbridge, Alberta

Looking for a spacious, well cared for bungalow in an established, family friendly neighbourhood? Tucked away in a quiet location and backing directly onto a greenspace, playground area, and walkway, this sprawling 1730 sq ft bungalow is a rare find. Extensive features begin with a fantastic lot of nearly 8000 sq ft, very nice street appeal, and a sheltered front courtyard. The airlock entry area welcomes you into an oversized foyer, as well as the living room and dining room. The kitchen is very functional and offers updated cabinetry, plenty of counter space, a well-lit breakfast nook and bar, and a view to the backyard and park space. Sliding doors open up to a cozy Family room, fireplace and patio doors that lead you right onto your sun deck. A large Primary bedroom with a 3pc ensuite, 2 additional bedrooms and 4 pc bath round out the main level. The lower level is nicely developed with a Family / Rec room, gas fireplace and with the addition of egress windows, the potential for 3 more bedrooms if needed. There is still a huge amount of storage space and room for hobbies. Additional features include 8 appliances, Central A/C, H.E Furnace, 2 hot water tanks, Built-in Vacuum system, Retractable sun deck awning, and Underground sprinklers. Nearby amenities include Schools, Nicholas Sheran Park and Lake, Arena, Pool. shopping and the University of Lethbridge. Possession can be flexible so put this great home on your short list!



Built in 1977

Essential Information

MLS® #	A2100333
Price	\$469,000
Sold Price	\$460,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,730
Acres	0.18
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	146 Laval Court W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4G3

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 24th, 2024
Date Sold	February 14th, 2024
Days on Market	21
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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