

\$699,900 - 52 Lafayette Boulevard W, Lethbridge

MLS® #A2101389

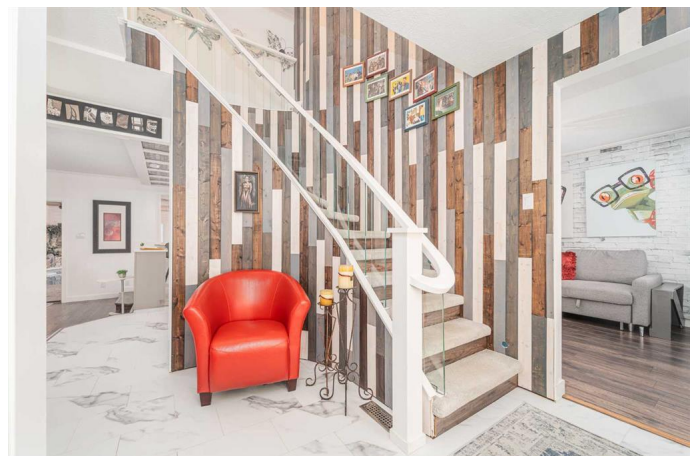
\$699,900

4 Bedroom, 5.00 Bathroom, 3,704 sqft

Residential on 0.18 Acres

Varsity Village, Lethbridge, Alberta

This beautifully renovated two-story home features one main living space along with 2 illegal suites that are all currently operating as short-term rentals. The Mario-themed one-bedroom basement illegal suite, a Friends-themed studio illegal suite, and the main house which features three large bedrooms and a massive 24' x 39' indoor heated pool room! Your options are endless with this home. Located only a short walk away from the University in the Varsity Village community of West Lethbridge. This home backs onto a beautiful green strip and is surrounded by an impressive metal picket fence. Space isn't a problem here, as this home boasts over 4,900 Square feet of fully developed renovated living space including the pool room and basement. The kitchen overlooks the pool room with a large bay window and features upgraded white quartz countertops with gorgeous two-toned cabinetry. The dining area is large enough for the whole family to gather and is accented by a beautiful white brick fireplace. A spacious living room overlooks the front yard with a large window and also doubles as a movie room with the pull-down projector screen. The main floor also features a bright and open office as well as a half bathroom. Upstairs, you'll find a full four-piece bathroom as well as three bedrooms, including the primary retreat. The primary retreat offers a massive walk-in closet with custom-built-ins, a beautiful white marble tile ensuite with his and hers sinks, a



beautiful glass-tiled rain shower and a sliding glass door that leads to a private roof top patio. The "Friends room" is a studio illegal suite with its own three-piece bathroom and small kitchenette. The "Mario room" is a one bedroom illegal basement suite and is the newest addition to the home with updated flooring, a brand new kitchen, three-piece bathroom, and updated windows throughout. This home also features a carport and a single detached garage.

The Sellers are offering the home with all furniture needed to continue running the short term rentals (minus some personal items) for \$729,900.00

Built in 1976

Essential Information

MLS® #	A2101389
Price	\$699,900
Sold Price	\$699,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,704
Acres	0.18
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	52 Lafayette Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge

Province	Alberta
Postal Code	T1K 3Y5

Amenities

Parking Spaces	4
Parking	Attached Carport, Covered, Driveway, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Bar Fridge, Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Dining Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	January 12th, 2024
Date Sold	January 27th, 2024
Days on Market	15
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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