

# \$250,000 - 2, 20 Laval Boulevard W, Lethbridge

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MLS® #A2120254

**\$250,000**

3 Bedroom, 2.00 Bathroom, 1,134 sqft

Residential on 0.11 Acres

Varsity Village, Lethbridge, Alberta

Welcome to this inviting two-story townhouse, perfect for those seeking move-in ready convenience. As you step inside, you're greeted by a well-appointed main floor boasting a kitchen with a dining area that seamlessly flows into a spacious sunken living room, adorned with a cozy gas fireplace—a delightful space for relaxation or entertaining. Garden doors off the living room lead you to a seasonal sunroom and a generously-sized deck, offering opportunities for outdoor enjoyment. Upstairs, discover three bedrooms and a full bathroom, providing comfort and privacy for the whole family. The fully finished lower level presents a large family room, convenient laundry facilities, and ample storage space. There have been some valuable updates such as new air conditioner, furnace and water heater in the last 5 years! Additionally, this residence includes a double garage, ensuring parking convenience. Situated in a desirable location near parks, playgrounds, and the University of Lethbridge, this townhouse is managed by Kingswood Estates Condominium Association, that offers both comfort and convenience for its lucky new owners.

Built in 1978

## Essential Information

MLS® #                   A2120254

Price                     \$250,000



|                |               |
|----------------|---------------|
| Sold Price     | \$250,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,134         |
| Acres          | 0.11          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2, 20 Laval Boulevard W |
| Subdivision | Varsity Village         |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1K 1E4                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Storage                               |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                            |
| Cooling           | Central Air                           |
| Fireplace         | Yes                                   |
| # of Fireplaces   | 1                                     |
| Fireplaces        | Gas                                   |
| Has Basement      | Yes                                   |
| Basement          | Finished, Full                        |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Lawn, Treed     |
| Roof            | Asphalt Shingle |
| Construction    | Stucco          |
| Foundation      | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 5th, 2024  |
| Date Sold      | April 12th, 2024 |
| Days on Market | 7                |
| Zoning         | R-75             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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