

\$499,800 - 314 Laval Boulevard W, Lethbridge

MLS® #A2126152

\$499,800

4 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.23 Acres

Varsity Village, Lethbridge, Alberta

From the moment you pull up, you can tell that this home is special. It is truly exceptional in so many ways! Care and attention to detail is apparent and begins with picturesque landscaping front and back. A carefully planned and constructed front entry way addition adds both visual appeal and functionality. The spacious front entry way welcomes you to a comfortable vibe that continues through the entire home. Features and updates add to the overall appeal and include hardwood flooring, oversized gas fireplace and transom windows in the living room that help bring the natural surroundings right inside, updated kitchen cabinetry with granite counter tops, under cabinet lighting that creates a warm evening glow when needed, modernized plumbing fixtures and lighting plus major appliances are included. 3 spacious bedrooms on the main level are complimented by a very large and luxurious ensuite bathroom complete with a jetted tub, plenty of storage, and designated door leading directly to the deck. This is a luxury that you will soon appreciate. The lower level is completely developed and brings your total living space to over 2700 sq ft. A Family room, Den, Hobby room, Bedroom, Bathroom and another doorway to the backyard make all of this extra space a bonus. The private backyard is all yours to enjoy year round. The massive, brand new 37' x 12' Trex deck with aluminum railing and barn wood partition accents is the perfect vantage point to views of



your huge back yard and greenspace surroundings that will have you wanting to be outside as much as possible. There is so much room for the kids to play safely plus you have immediate access to the walkway, green strip and playground area just on the other side of your back fence! Additional features include updated PVC windows, H.E furnace, Central A/C, 2 hot water tanks, and a 24' x 24' garage with brand new shingles. All of this and only 1 block from the 107 acre Nicholas Sheran community park and lake. Nearby amenities include schools, shopping, convenience stores, arena, pool, waterpark, and of course, the University of Lethbridge. Enjoy the information and photos but be sure to call your Realtor ASAP to see for yourself!

Built in 1974

Essential Information

MLS® #	A2126152
Price	\$499,800
Sold Price	\$499,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.23
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	314 Laval Boulevard W
Subdivision	Varsity Village
City	Lethbridge

County	Lethbridge
Province	Alberta
Postal Code	T1K 3W5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, Granite Counters, Jetted Tub
Appliances	Dishwasher, Garburator, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Backs on to Park/Green Space, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Cedar, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2024
Date Sold	June 7th, 2024
Days on Market	17
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Royal Lepage South Country - Lethbridge
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