

\$475,000 - 106 Laval Road W, Lethbridge

MLS® #A2132655

\$475,000

7 Bedroom, 5.00 Bathroom, 2,218 sqft

Residential on 0.14 Acres

Varsity Village, Lethbridge, Alberta

Welcome to this exceptional revenue property located in the heart of Varsity Village. With 7 bedrooms and 5 bathrooms given the area's robust rental demand, the convenience of being near the university of Lethbridge combined with recent population growth and a solid tenant base, this property ensures steady income and low vacancy risk. There's also the option to live upstairs in the 3 bedroom since the lower level is independent with it's own separate entrance, kitchen, laundry and even furnace and hot water tank. The backyard is fenced in and private, you have the alley in the back and a quiet street up front with single car garage and extra large driveway, not to mention the street provides tenants with plenty of parking options. The furniture is negotiable making this a turn-key opportunity. It's a must see. Don't miss out on owning a piece of prime real estate.

Built in 1977

Essential Information

MLS® #	A2132655
Price	\$475,000
Sold Price	\$470,000
Bedrooms	7
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,218



Acres	0.14
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	106 Laval Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4E8

Amenities

Parking Spaces	6
Parking	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Separate Entrance, Storage, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Gas Water Heater, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Awning(s), Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stone, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	June 10th, 2024
Days on Market	25
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office Century 21 Foothills South Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.