

\$419,000 - 333 Laval Boulevard W, Lethbridge

MLS® #A2138209

\$419,000

5 Bedroom, 3.00 Bathroom, 1,199 sqft

Residential on 0.14 Acres

Varsity Village, Lethbridge, Alberta

This inviting home, lovingly maintained by its one and only meticulous owners, is the home youâ€™ve been waiting for. Perfectly located within walking distance to the University, various schools, numerous amenities, and mere steps away from the expansive Nicholas Sheran Park, this residence offers both convenience and tranquility. The magical backyard, which backs onto a peaceful walking path, provides a private retreat. The front porch bathes in the warm West sun, while the backyard features an expansive patio, mature trees, beautiful landscaping, a garden, and three sheds. This home boasts numerous outdoor areas ideal for entertaining, family gatherings, or indulging a passion for gardening. Thoughtful renovations over the years have enhanced its timeless character, blending contemporary elements seamlessly. The huge front West windows fill the home with sunshine, creating a constantly uplifting and welcoming atmosphere. Inside, the main floor offers three bedrooms, including a primary suite with a 2-piece ensuite, while the fully developed basement adds two additional bedrooms, totalling five bedrooms and 2.5 baths. As you step into this home, you can feel the love and care that has been poured into every detail. This wonâ€™t last long - time to make it your home!

Built in 1974

Essential Information



MLS® #	A2138209
Price	\$419,000
Sold Price	\$410,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,199
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	333 Laval Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3W6

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Landscaped, Level
Roof	Flat Torch Membrane
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 7th, 2024
Days on Market	2
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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