\$355,000 - 252 Laval Boulevard W, Lethbridge

MLS® #A2138985

\$355,000

5 Bedroom, 3.00 Bathroom, 1,283 sqft Residential on 0.14 Acres

Varsity Village, Lethbridge, Alberta

Nestled in the desirable Varsity Village, just a two-minute walk from Nicolas Shearan Park and in close proximity to the University of Lethbridge, this uniquely illegally suited home offers exceptional versatility with its five bedrooms, 2.5 bathrooms, and two separate kitchens. The upper level features three spacious bedrooms, while the lower level provides an additional two bedrooms, making it ideal for multi-generational living or potential rental income. Each suite boasts its own private entrance, ensuring privacy for all occupants. Both levels are connected by a spacious shared laundry and storage area, providing convenience and ample space for all your needs. The property also includes an attached garage, a front parking pad, and additional parking at the back with alley access, ensuring plenty of space for vehicles. With its prime location and versatile layout, this home in Varsity Village is perfect for those seeking both convenience and privacy.

Built in 1977

Essential Information

MLS® # A2138985
Price \$355,000
Sold Price \$350,000

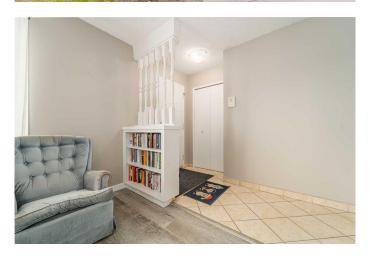
Bedrooms 5

Bathrooms 3.00

Full Baths 2







Half Baths 1

Square Footage 1,283
Acres 0.14
Year Built 1977

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

Community Information

Address 252 Laval Boulevard W

Subdivision Varsity Village

City Lethbridge County Lethbridge

Province Alberta
Postal Code T1K 4E6

Amenities

Parking Spaces 3

Parking Alley Access, Driveway, Single Garage Attached

Interior

Interior Features Laminate Counters, Open Floorplan, Separate Entrance, Storage, Wood

Windows

Appliances Dishwasher, Oven, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Lighting

Lot Description Landscaped, Standard Shaped Lot

Roof Metal

Construction Concrete, Metal Siding, Other, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 10th, 2024

Date Sold July 24th, 2024

Days on Market 44

Zoning R-L

HOA Fees 0.00

Listing Details

Listing Office REAL BROKER

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