

\$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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