

\$315,000 - 21 Lafayette Place W, Lethbridge

MLS® #A2139708

\$315,000

5 Bedroom, 2.00 Bathroom, 1,238 sqft

Residential on 0.19 Acres

Varsity Village, Lethbridge, Alberta

Welcome to 21 Lafayette Place West!

Centrally located, in a serene cul-de-sac just a stone's throw away from the prestigious University of Lethbridge, this home presents a rare opportunity after nearly half a century. Boasting a sprawling yard (8418sqft) and convenient access to Lafayette Park via a tranquil pathway, this property is a gem waiting to be uncovered.

Step inside and envision the endless possibilities this home offers. With over 2400 sq ft of total living area, the potential for a legal suite is evident, thanks to its separate basement entrance. The basement, a blank canvas awaiting your creative touch, promises ease in starting anew for the legal suite (buyer to confirm with the city). Plus, with a triple garage and carriage house suite potential (buyer to confirm with the city), the options for additional income or multi-generational living are abundant.

Investors take note: this property is primed for success, given its proximity to the university, with up to 7 bedrooms possible! And space to add 2nd laundry with ease! A home occupation with a spacious shop out back adds yet another layer of potential revenue. And with a high-efficiency furnace installed in 2023, a torch-down roof dating back to 2016, and updated vinyl front windows and a newer front door, essential updates have already been taken care of.



Imagine the lifestyle possibilities this home affords – from a starter home ripe for expansion to a forever haven for retirement. Let your imagination run wild as you explore the vast potential this property holds. Don't hesitate – seize the opportunity to view this remarkable home today and unlock its endless possibilities. Schedule your viewing now with the agent of your choice and embark on the journey of transforming this house into your dream home!

Built in 1970

Essential Information

MLS® #	A2139708
Price	\$315,000
Sold Price	\$315,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,238
Acres	0.19
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	21 Lafayette Place W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3Z4

Amenities

Parking Spaces 4
Parking Alley Access, Concrete Drive

Interior

Interior Features Storage
Appliances Dishwasher, Range Hood, Coverings
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Separate/Exterior Entry, Full,

Exterior

Exterior Features Other
Lot Description Back Lane, Back Yard, Curved, Shaped Lot, Private
Roof Asphalt Shingle
Construction Aluminum Siding, Mixed, Stone
Foundation Poured Concrete



Additional Information

Date Listed June 9th, 2024
Date Sold June 12th, 2024
Days on Market 3
Zoning R-L
HOA Fees 0.00

Listing Details

Listing Office Century 21 Foothills South Real Estate

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