

\$378,900 - 265 Laval Boulevard W, Lethbridge

MLS® #A2161321

\$378,900

3 Bedroom, 2.00 Bathroom, 914 sqft

Residential on 0.11 Acres

Varsity Village, Lethbridge, Alberta

Welcome to your next home! This inviting 2+1 bedroom nonconforming suited property offers both comfort and convenience in a highly sought-after location. Just moments from local parks and the University of Lethbridge, this home is perfect for families, students, or anyone looking for a vibrant community setting. Thanks to its large vinyl windows, this home boasts a welcoming layout with plenty of natural light. The modern bathrooms and updated appliances, including 2 new stackable washer/dryer sets, ensure you can move in and start enjoying your new space right away. A new roof was installed recently for peace of mind and there is Rockwool insulation between floors for peace and quiet. ;) The oversized heated double garage is a standout feature, offering ample room for vehicles, storage, or hobbies. Alley access provides added convenience and flexibility. Located close to parks and the University of Lethbridge, you'll have easy access to green spaces and academic facilities, making this an ideal spot for those who appreciate both leisure and education. Don't miss out on this fantastic opportunity to own a well-maintained, conveniently located home with desirable features. Contact your agent today to schedule a viewing!

Built in 1977

Essential Information



MLS® #	A2161321
Price	\$378,900
Sold Price	\$372,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	914
Acres	0.11
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	265 Laval Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2E2

Amenities

Parking Spaces	7
Parking	Alley Access, Double Garage Detached, Off Street, Parking Pad, 220 Volt Wiring

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle

Construction	Concrete, Stone, Vinyl Siding, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
Date Sold	November 8th, 2024
Days on Market	70
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	CUSTOM REAL ESTATE SOLUTIONS LTD
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