

\$350,000 - 59 Laval Boulevard W, Lethbridge

MLS® #A2163357

\$350,000

5 Bedroom, 3.00 Bathroom, 1,155 sqft

Residential on 0.17 Acres

Varsity Village, Lethbridge, Alberta

Come check out this 1,155 sq ft bi-level in the Varsity Village Subdivision of West Lethbridge.

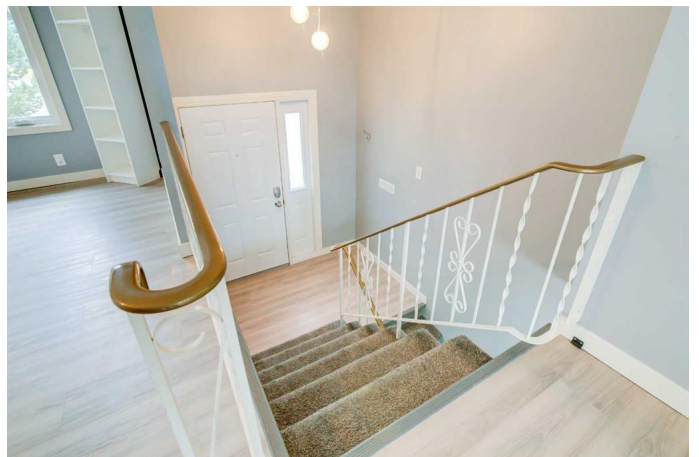
This home sits on an oversized pie lot with alley access on the side and green space out the back. Look straight down the driveway and you will be looking at Nicholas Sheran Park. That's right, it's just a quick walk to the park and a 6 min bike ride to the University. This home has the location! As you head inside you will be pleasantly surprised by the size of the large front living room that still allows a connection to the great kitchen space with lots of storage. It's a great entertaining area that all leads out to a massive deck. Step down the hall and you will find 3 great bedrooms and that includes the master with a 2 pce ensuite. Downstairs is developed with another great living area or TV room, 2 additional bedrooms and full bathroom. But wait, there is more. The basement has a separate entry and a large utility room that could be developed into another room or is just great for storage or additional work space. Outside the yard is fully fenced, and offers great space with off street parking and even room for a large garage in the back. The opportunities await you.

Built in 1977

Essential Information

MLS® # A2163357

Price \$350,000



Sold Price	\$365,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,155
Acres	0.17
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	59 Laval Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4E1

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Driveway, Front Drive, Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Heatilator, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Irregular Lot, Landscaped
Roof	Flat Torch Membrane
Construction	Aluminum Siding, Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 19th, 2024
Days on Market	14
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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