



GRASSROOTS
REALTY GROUP

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**302 Laval Boulevard W
Lethbridge, Alberta**

MLS # A2228307



\$425,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,337 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home, Storage		

Inclusions: Fridge, oven, electric cooktop, dishwasher, microwave hood fan, washer, dryer, garage door opener + remote, central air conditioner

A unique 4 level split in the heart of Varsity Village - backing onto a walking path that leads to a park, one block from Nicholas Sheran and the spacious corner lot makes this a really special home. The main floor is focused on hosting - a bright living room with separation from the front entry, an eat-in kitchen with lots of space for the family to enjoy family meals and opens onto the covered deck! Heading upstairs there are 3 bedrooms that share a 4 piece bathroom (including jetted tub!). The lower level hosts a large family room with wood-burning fireplace and an option to add another bedroom and full laundry room. The basement has a recently renovated 3 piece bathroom, tons of cold storage and a flex room that works well as an office, movie room or games room! The backyard is a private oasis with an extended patio, pergola, water feature, storage shed and there's still a side yard to enjoy!