



GRASSROOTS
REALTY GROUP

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**321 Laval Boulevard W
Lethbridge, Alberta**

MLS # A2229259



\$587,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,372 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Attached Carport, Concrete Driveway, Garage Faces Front		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Private, Treed, Underground		

Heating: High Efficiency, Forced Air

Floors: Linoleum

Roof: Flat Torch Membrane

Basement: Finished, Full, Suite

Exterior: Concrete

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: 2 Refrigerators, 2 Stoves, 2 Microwaves, 2 Dishwashers, 2 Washers, 2 Dryers, Window Coverings, Solar

Gorgeous renovated home with a LEGAL suite on large lovely lot with heated garage and carport. Inside shows like a new home, on both floors with paint, trim, lighting, and flooring upgrades! Many custom built-ins including closets, counters, and shelves. Two new high efficient furnaces, so the suite has its own heat control, laundry room, and permitted kitchen. 2 new washers & 2 new dryers. But this house is so much more than a revenue property! The home is big and spacious, with 3 bedrooms and 2 full bathrooms on the main floor with modern open plan and vaulted ceilings. The kitchen is also fabulously renovated and has tons of cabinet and counter space, and a big quartz island for working and sitting around. A big bonus is solar power for massive savings on your electric bill! Mature treed backyard with patio and tons of play space. The front yard has a long wide driveway for many vehicles, convenience, and RV parking.