



GRASSROOTS
REALTY GROUP

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**139 Laval Boulevard W
Lethbridge, Alberta**

MLS # A2247506



\$425,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,156 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Few Trees, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Wired for Hottub

Located in Varsity Village subdivision, just minutes from the University of Lethbridge and surrounded by scenic walking and biking paths through the coulees, this spacious 5-bedroom, 3-bathroom home offers comfort, convenience, and quick possession. The property features an R5 exterior under the vinyl siding, a double attached garage that's insulated and drywalled, and is wired for a hot tub. Inside, you'll find stainless steel appliances, a cozy wood-burning fireplace and central vac. Windows were replaced approximately 15 years ago, a roof done in 2016, and a hot water tank only 2 years old. Backing onto a beautiful greenspace and complete with a backyard shed for extra storage, this home is the perfect move-in-ready opportunity.