



**GRASSROOTS**  
REALTY GROUP

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**343 Laval Boulevard W  
Lethbridge, Alberta**

**MLS # A2255563**



**\$349,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	961 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, See Remarks, Treed		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Flat Torch Membrane

**Basement:** Finished, Full, Suite

**Exterior:** Concrete, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** 3 Fridges, 2 Stoves, Dishwasher, Hood fan, 2 Washers, 2 Dryers, Freezer, Window Coverings, Kitchen table and chairs, Primary Bedroom Furniture and Bed Set, Shed (all inclusions in as is condition)

Cozy duplex in a lush varsity location! This home has been cherished and maintained for many years but now it's time for a new owner. Some attractive and unique features here such as the basement suite (illegal) with semi private access and separate laundry, 4 season sun room, main floor laundry, optional step through bathtub on the main, and dog run in the back yard. Updates over the years include furnace, hot water tank, windows, kitchen, roof, and more. The 4 season sunroom (not included in the main square footage) has electric baseboard heating, and provides an additional 87 sq. ft. of bonus living space. There is actually lots of off-street parking with an oversized driveway, and the yard is very private too with the mature foliage and backing onto a green strip. Situated a few steps from Nicholas Sheran Park, elementary school, trails, shopping, and very close to university campus this location is hard to beat. This would be a smart way to start your home ownership, could be ideal for students, or might even be a clever retirement home. Either way it's ready for your immediate possession!