



**GRASSROOTS**  
REALTY GROUP

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**95 Laval Boulevard W  
Lethbridge, Alberta**

**MLS # A2284110**



**\$399,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,318 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Garden		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Garage door opener, Blinds

Welcome to this solid and spacious 5-bedroom, 2.5-bathroom home ideally located on Lethbridge's west side. Featuring 3 bedrooms up and 2 additional bedrooms in the fully developed basement, this property offers plenty of room for families, students, or anyone needing flexible living space. This well cared for bungalow presents a great opportunity for buyers looking to add their own style and value over time. The functional layout includes a comfortable family room with a cozy wood-burning stove &mdash; perfect for warm, inviting winters. The main level includes a convenient half-bath ensuite, and the attached double car garage adds everyday practicality. Located just minutes from Nicholas Sheran Park, the University of Lethbridge, and a wide range of west-side amenities including shopping, schools, and walking paths, this home offers strong location value combined with solid fundamentals. If you're looking for a well-located home with good space, great bones, and future potential, this could be the right fit.