



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**139 Laval Boulevard W
Lethbridge, Alberta**

MLS # A2285924



\$450,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,105 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Ceramic Tile, Wood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, stove, dishwasher, microwave hood fan, washer, dryer, shed, central Vac & attachments (as is)

Welcome to Varsity Village! This move-in-ready 5-bedroom, 3-bathroom home offers the perfect combination of space, updates, and location — just minutes from the University of Lethbridge and surrounded by scenic coulee walking and biking paths. Featuring durable R5 insulation behind the siding, updated windows, a 2016 roof, newer hardwood flooring, and a newer hot water tank, this home delivers both comfort and peace of mind. The insulated, drywalled double attached garage adds everyday convenience. Inside, enjoy stainless steel appliances, central vac, and an energy-efficient wood-burning fireplace that creates a warm, inviting atmosphere. Step outside to a large private backyard backing onto beautiful greenspace, complete with a storage shed for added functionality. Quick possession available — an outstanding opportunity to secure a spacious, well-maintained home in a highly desirable neighborhood. Contact your favorite REALTOR® for a viewing today.