



**114 Laval Court W  
Lethbridge, Alberta**

**MLS # A2303387**

**\$529,900**



<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,329 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Tr		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Stone Counters, Storage		

**Inclusions:** fridge, stove, dishwasher, otr microwave, garbage disposal, washer, dryer, garage door opener & control, central a/c, tank less hot water heater, drapes in living room & all blinds,

Space for your family to bloom in a forever home that backs directly onto a park—the perfect extended backyard for kids and dogs. Just a short walk from the Nicholas Sheran Lake and UofL, this versatile 5-bedroom layout is designed to grow with your family from elementary school through university. Inside, the home features a tastefully updated interior with a functional multi-level layout designed for growing families. The upper floor offers 3 bedrooms, while 2 additional bedrooms on the lower levels provide excellent flexibility for guests, teens, home offices, or hobby spaces. A dedicated dry storage room adds even more practical space. Step outside to a large backyard complete with a firepit area, perfect for relaxing or entertaining. The oversized garage is a standout feature, offering a mezzanine for extra storage, workshop space, and an upper deck on the exterior accessed from the backyard. Important updates have already been taken care of, including the roof redone approximately 6 years ago, a new high-efficiency furnace, tankless hot water heater, and newer windows along with a newer rear door (on order). This is a rare opportunity to own a spacious, move-in ready home in one of Lethbridge’s most desirable locations.