



**97 Laval Court W
Lethbridge, Alberta**

MLS # A2304386



\$497,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,174 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind		

Heating: High Efficiency

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Tankless Hot Water

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: N/A

Move-in ready with extensive upgrades and a functional layout, this well-maintained home offers space, flexibility, and long-term value. The kitchen features high-grade plywood cabinetry. Most windows have been upgraded to triple pane for enhanced efficiency and comfort. French doors lead to a spacious yard and deck with low-maintenance composite decking—ideal for entertaining or relaxing outdoors. Upstairs offers 3 bedrooms, including a primary retreat with its own 3-piece ensuite, plus a full 4-piece main bath. The lower level adds a convenient kitchenette and an additional half bath, creating excellent potential for extended family, guests, or multi-generational living. Major mechanical updates include hot water on demand (2022) and a high-efficiency furnace (2022), along with central A/C. Shingles have been updated within the past 10 years. Outside, enjoy a large yard, a new parking pad with room for RV parking, and three sheds providing plenty of storage. Ideally located close to parks, schools, shopping, and the university—this is a turnkey opportunity in a highly convenient location.