



**244 Laval Boulevard W
Lethbridge, Alberta**

MLS # A2137642



\$339,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,127 sq.ft.	Age:	1977 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Stove x2, Fridge x2, Built in Dishwasher upstairs, Portable Dishwasher in basement, Washer/Dryer, Common Area Furniture, All Building Materials in 5th bedroom

First time home buyers...Investors...Looking for a project to build equity? This is the house you've been waiting for. Ideally located on a quiet street in West Lethbridge, this home is close to so many great amenities and wonderful schools; University of Lethbridge, Nicholas Sheran Park, Nicholas Sheran Elementary and Nicolas Sheran Leisure Centre. Some major updates have been done including triple pane windows less than 2 years ago and a new hot water tank in the last 6 months. The seller is including some renovation materials to get you started, including approximately 2000 sqft of vinyl plank flooring, new tub and surround, bathroom vanity, garage door, siding for garage, among other things. With a basement kitchen, this home offers the potential for a great rental opportunity. The yard is large and fully fenced, with a single car garage accessed from the paved alley in the back. The back also has extra parking spots in the back beside the garage and cement off street parking in the front. With 5 bedrooms and 2 bathrooms, there is room for all that life might bring. Don't wait, this great home won't last long! Call your favourite REALTOR® today to book a private showing.