



**156 Lafayette Boulevard W
Lethbridge, Alberta**

MLS # A2138772



\$375,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,282 sq.ft.	Age:	1975 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: 3 Fridge, 3 Stoves, 2 Washer and 2 Dryers

Charming Home, nicely updated! This exceptional residence offers versatile living options with a beautiful backyard. The main floor features two bedrooms, a modernized kitchen, expansive living space, and a heated sunroom ideal for additional living space. The main floor includes its own laundry facilities for added convenience. The basement is tastefully upgraded, offering one bedroom and a beautifully appointed four-piece bathroom. It features a bright ambiance with ample windows and a laundry area. As a bonus there is an update bachelor suite with its independent entrance. Outside, the yard exudes beauty and warmth, inviting relaxation and enjoyment. Noteworthy features include recently replaced shingles, updated flooring, and PVC windows, ensuring durability and modern appeal. Impeccably maintained, this residence is a must-see for those seeking a home with tremendous investment opportunities.