



**252 Laval Boulevard W
Lethbridge, Alberta**

MLS # A2138985



\$355,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,283 sq.ft.	Age:	1977 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Driveway, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Metal Siding , Other, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Separate Entrance, Storage, Wood Windows		

Inclusions: Basement Fridge, Basement Oven

Nestled in the desirable Varsity Village, just a two-minute walk from Nicolas Shearan Park and in close proximity to the University of Lethbridge, this uniquely illegally suited home offers exceptional versatility with its five bedrooms, 2.5 bathrooms, and two separate kitchens. The upper level features three spacious bedrooms, while the lower level provides an additional two bedrooms, making it ideal for multi-generational living or potential rental income. Each suite boasts its own private entrance, ensuring privacy for all occupants. Both levels are connected by a spacious shared laundry and storage area, providing convenience and ample space for all your needs. The property also includes an attached garage, a front parking pad, and additional parking at the back with alley access, ensuring plenty of space for vehicles. With its prime location and versatile layout, this home in Varsity Village is perfect for those seeking both convenience and privacy.