



**164 Lafayette Boulevard W
Lethbridge, Alberta**

MLS # A2174188



\$329,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,204 sq.ft.	Age:	1976 (48 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Carport, Concrete Driveway, Front Drive, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Landscaped, F		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Aluminum Siding , Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance		

Inclusions: 2 x Fridge, 2 x Stove, Dishwasher, 2 x washer, 2 x Dryer, Shed, All these items as is where is

Investment opportunity awaits you in this west side bungalow located in the heart of Varsity Village. This 5 bedroom home offers a 3 bedroom, 1.5 bathroom mainfloor suite with an additional 2 bedroom 1 bathroom illegal suite in the basement. But that's not all, the single garage was converted to a studio with an additional 3pce bathroom. All rented out at one point. The home sits on a large 55 x 110ft lot just minutes away from Nicholas Sheran Park, the University and major bus routes. There is a fenced yard with mature trees and even a rear ally. With a little work, this could be your next great investment.