



**197 Lafayette Boulevard W  
Lethbridge, Alberta**

**MLS # A2178266**



**\$325,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows, Wood Windows		

**Inclusions:** All appliances(AS-IS), moveable shed

OPPORTUNITY KNOCKS! Bi-level home in West Lethbridge close to University of Lethbridge with brand new roof shingles just installed on the house November 2024. Main floor features living room, eat-in kitchen, 2 good size bedrooms, and full bathroom. There is also a separate side entrance. Basement is fully developed with 3rd big bedroom, office(could be used as a 4th bedroom with Armoire), media room(could be used as a 5th bedroom with armoire), storage room, 3 piece bathroom with shower, and storage room. LARGE 24x28 HEATED DOUBLE GARAGE in the back with driveway and alley access. Yard is fenced and landscaped and includes a shed. Lot is 49x121.