



**106 LAVAL Road W
Lethbridge, Alberta**

MLS # A2179743



\$569,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,217 sq.ft.	Age:	1977 (47 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Off Street, RV Access/Parking, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: N/A

Here is an exceptional home in Varsity Village located near the university of Lethbridge. There are 7 bedrooms & 5 bathrooms. The lower level is a 3 bedroom non-conforming suite that has its own outside entry as well as laundry. The upper level has 4 bedrooms. This can be one big house or 2 separate suites. There is plenty of parking as well as front and back off street parking. If its a bigger home you want or a revenue property, or a home you live in with revenue, this is a home you should see.