



**248 Laval Boulevard W  
Lethbridge, Alberta**

**MLS # A2193731**



**\$360,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Varsity Village                                       |               |                   |
| <b>Type:</b>     | Residential/House                                     |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 969 sq.ft.  | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad   |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Lawn, Low Maintenance Landscape |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Composite Siding, Concrete, Stucco, Wood Frame | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Recessed Lighting              |                   |     |

**Inclusions:** shed

Welcome to 248 Laval Blvd West, a spacious and well-maintained 4-bedroom, 2-bathroom bungalow in a fantastic location! Furnace and AC unit both replaced just 5 years ago. Enjoy the convenience of central vacuum and a garage pad already poured, ready for future development. The backyard is perfect for entertaining, with gas to the deck for easy BBQing. Situated close to the University of Lethbridge and the scenic Nicholas Sheran Park, where you can enjoy walking paths around the lake, picnic areas, and a playground for the kids. Don't miss out on this incredible opportunity—schedule your viewing today!