

**52 Lafayette Boulevard W**  
**Lethbridge, Alberta**

**MLS # A2139531**



**\$699,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Varsity Village   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 3,704 sq.ft.  | <b>Age:</b>   | 1976 (48 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Attached Carport, Covered, Driveway, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.18 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard   |               |                   |

|                    |                         |                   |     |
|--------------------|-------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cedar                   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks             |                   |     |

**Inclusions:** Patio table, desk with light and mirror in bedroom

Welcome to 52 Lafayette Blvd W, a beautifully renovated two-story home in the desirable Varsity Village area. This stunning property offers 3,704 square feet of above-grade living space, including a spectacular indoor pool room. The house features 4 bedrooms and 4.5 bathrooms, providing ample space for a growing family or hosting guests. Conveniently located close to the University of Lethbridge, making it ideal for academics and professionals alike, nearby amenities include an elementary school, shopping centres, and recreational facilities, all within walking distance. Backing onto a picturesque green strip with a charming iron picket fence, the backyard offers a peaceful courtyard-like setting. The property also includes a single detached garage and a covered carport, providing plenty of parking space. Inside, the house has been fully renovated over recent years, boasting a stunning kitchen with modern finishes. The dining area features a cozy white brick fireplace, perfect for intimate family dinners. The large living room is flooded with natural light from the expansive windows, creating a warm and inviting atmosphere. One of the highlights of this home is the impressive 24'x40' pool room, complete with a diving board, sitting area, and bar area, making it perfect for year-round entertaining. Don't miss the opportunity to own this exceptional property in one of Lethbridge's most sought-after neighbourhoods.