

**265 Laval Boulevard W
Lethbridge, Alberta**

MLS # A2161321



\$378,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	914 sq.ft.	Age:	1977 (47 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Off Street, Parking P		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: Fridges (2), Stoves (2), Dishwasher, Stackable Washer/Dryer (2)

Welcome to your next home! This inviting 2+1 bedroom nonconforming suited property offers both comfort and convenience in a highly sought-after location. Just moments from local parks and the University of Lethbridge, this home is perfect for families, students, or anyone looking for a vibrant community setting. Thanks to its large vinyl windows, this home boasts a welcoming layout with plenty of natural light. The modern bathrooms and updated appliances, including 2 new stackable washer/dryer sets, ensure you can move in and start enjoying your new space right away. A new roof was installed recently for peace of mind and there is Rockwool insulation between floors for peace and quiet. ;) The oversized heated double garage is a standout feature, offering ample room for vehicles, storage, or hobbies. Alley access provides added convenience and flexibility. Located close to parks and the University of Lethbridge, you'll have easy access to green spaces and academic facilities, making this an ideal spot for those who appreciate both leisure and education. Don't miss out on this fantastic opportunity to own a well-maintained, conveniently located home with desirable features. Contact your agent today to schedule a viewing!