



Anne French  
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Love where you live.

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148 Lafayette Boulevard W  
Lethbridge, Alberta

MLS # A2172554



**\$479,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Frame, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Hot Tub, Curtain Rods, Blinds, Underground sprinklers,

Welcome to 148 Lafayette Blvd W, a spacious 4-level split home situated on a large 6,597 sq ft lot, perfect for family living and entertaining. The main floor includes a bright living room, kitchen, and dining area. Upstairs, there are 3 bedrooms, including a primary with an ensuite, and a 5-piece bathroom. The third level features a second living room, a fourth bedroom, a bathroom, laundry, and a separate entrance. The lower level is partially developed, currently set up as a theatre room with ample storage. Outside, enjoy the covered deck with a hot tub and a generous backyard. The home also includes a double attached garage and ample parking, all in a convenient location close to schools, parks, and amenities. Move-in ready and full of possibilities!