



Anne French
Your REALTOR®
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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	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

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.