



Anne French
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148 Lafayette Boulevard W
Lethbridge, Alberta

MLS # A2188471



\$474,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,360 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

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