

**248 Laval Boulevard W
Lethbridge, Alberta**

MLS # A2193731



\$360,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	969 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Recessed Lighting		

Inclusions: shed

Welcome to 248 Laval Blvd West, a spacious and well-maintained 4-bedroom, 2-bathroom bungalow in a fantastic location! Furnace and AC unit both replaced just 5 years ago. Enjoy the convenience of central vacuum and a garage pad already poured, ready for future development. The backyard is perfect for entertaining, with gas to the deck for easy BBQing. Situated close to the University of Lethbridge and the scenic Nicholas Sheran Park, where you can enjoy walking paths around the lake, picnic areas, and a playground for the kids. Don't miss out on this incredible opportunity—schedule your viewing today!