

# \$425,000 - 302 Laval Boulevard W, Lethbridge

MLS® #A2228307

## \$425,000

3 Bedroom, 2.00 Bathroom, 1,337 sqft

Residential on 0.19 Acres

Varsity Village, Lethbridge, Alberta

A unique 4 level split in the heart of Varsity Village - backing onto a walking path that leads to a park, one block from Nicholas Sheran and the spacious corner lot makes this a really special home. The main floor is focused on hosting - a bright living room with separation from the front entry, an eat-in kitchen with lots of space for the family to enjoy family meals and opens onto the covered deck! Heading upstairs there are 3 bedrooms that share a 4 piece bathroom (including jetted tub!). The lower level hosts a large family room with wood-burning fireplace and an option to add another bedroom and full laundry room. The basement has a recently renovated 3 piece bathroom, tons of cold storage and a flex room that works well as an office, movie room or games room! The backyard is a private oasis with an extended patio, pergola, water feature, storage shed and there's still a side yard to enjoy!

Built in 1974

## Essential Information

MLS® #	A2228307
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,337
Acres	0.19



Year Built	1974
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	302 Laval Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3W5

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Jetted Tub, No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Landscaped, Lawn, Treed, Underground Sprinklers
Roof	Flat Torch Membrane
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	10
Zoning	R-L

## **Listing Details**

Listing Office	Grassroots Realty Group
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