

**357 Laval Boulevard W
Lethbridge, Alberta**

MLS # A2229114



\$599,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,756 sq.ft.	Age:	1977 (48 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Baseboard, Boiler, In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: Second gas stove in basement, fridge in basement, all furniture/decor in front room stays, shed

Location, location, location! This Legally suited bungalow is located in a mature area on the west side of Lethbridge .The large main level features three bedrooms, two living spaces, a kitchen, and an eating area, providing ample space to live upstairs while renting out the basement .This home has a wood-burning fireplace upstairs for those cold winter days and Central Air conditioner for our hot summer nights . The newer kitchen area has a large window letting in lots of natural light and features beautiful granite counters. There are two bathrooms upstairs, one being en suite, of which was just recently renovated .With the 3 bedrooms up there is room for a growing family .The upstairs is equipped with in-floor heating, ensuring comfort at all times on these stunning hardwood floors. The owners have taken great care and installed a safe and sound between the floors to dampen sound transmission and have provided radiant heat in the basement with controls. This home also has two HVR, a recovery system to help circulate the air throughout the home.The large legal suite in the lower level has 3 bedrooms , 3 bathrooms and two living areas all with large windows letting in lots of light, always nice to have additional income to help supplement or pay your mortgage . If you're looking for an attached garage, but also want ample parking this home could be the one for you. Lots of space for that big RV and additional parking. This home looks onto Nicholas Sheran park , just cross the street and go for your evening walk through the gorgeous park paths . Call your REALTOR® today and book a viewing of this beautiful bungalow in West Lethbridge.