

321 Laval Boulevard W
Lethbridge, Alberta

MLS # A2229259



\$587,000

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|------------------|--|---------------|-------------------|
| Division: | Varsity Village | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,372 sq.ft. | Age: | 1974 (51 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Additional Parking, Attached Carport, Concrete Driveway, Garage Faces Front | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Private, Treed, Underground | | |

Heating: High Efficiency, Forced Air

Floors: Linoleum

Roof: Flat Torch Membrane

Basement: Finished, Full, Suite

Exterior: Concrete

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: 2 Refrigerators, 2 Stoves, 2 Microwaves, 2 Dishwashers, 2 Washers, 2 Dryers, Window Coverings, Solar

Gorgeous renovated home with a LEGAL suite on large lovely lot with heated garage and carport. Inside shows like a new home, on both floors with paint, trim, lighting, and flooring upgrades! Many custom built-ins including closets, counters, and shelves. Two new high efficient furnaces, so the suite has its own heat control, laundry room, and permitted kitchen. 2 new washers & 2 new dryers. But this house is so much more than a revenue property! The home is big and spacious, with 3 bedrooms and 2 full bathrooms on the main floor with modern open plan and vaulted ceilings. The kitchen is also fabulously renovated and has tons of cabinet and counter space, and a big quartz island for working and sitting around. A big bonus is solar power for massive savings on your electric bill! Mature treed backyard with patio and tons of play space. The front yard has a long wide driveway for many vehicles, convenience, and RV parking.