

**14, 65 Lafayette Boulevard W  
Lethbridge, Alberta**

**MLS # A2234316**



**\$259,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	952 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Lot, Stall		
<b>Lot Size:</b>	1.14 Acres		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 235
<b>LLD:</b>	-
<b>Zoning:</b>	R-75
<b>Utilities:</b>	-

**Inclusions:** none

Immaculate Three-Bedroom Condo &ndash; A Must-See! Discover an exceptional three-bedroom condo that owners have meticulously maintained in immaculate condition. This beautiful condo features an inviting main level with a living room that overlooks lush green space, a modern kitchen, and a cozy eating area. The newer appliances and countertops add to the warm and inviting atmosphere. The lower level offers a spacious recreation room, a newly renovated bathroom, and a convenient laundry room. Ideal for first-time buyers or students, this property is perfectly located just minutes from the university, presenting a fantastic opportunity for those seeking comfort and accessibility. Don&rsquo;t miss your chance to own this remarkable home. Call your REALTOR &reg; today for a viewing.