

**237 Lafayette Boulevard W
Lethbridge, Alberta**

MLS # A2294507



\$299,900

Division:	Varsity Village		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	990 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Large deep freeze in basement (as is/where is), shed

Ideal for first-time buyers or as a revenue property, this fully finished 2-storey half duplex offers a functional layout in a fantastic westside location. The main floor features a bright living room, a cozy kitchen with updated cabinets, and a convenient half bath. Upstairs, you'll find three comfortable bedrooms and a full bathroom, while the finished basement adds valuable additional space, perfect for a home office or spare living room. This home has seen several important updates, including new windows throughout, newer siding, and major mechanical upgrades such as a newer A/C unit, furnace, and hot water tank, giving peace of mind and added efficiency for years to come. Outside, enjoy a large fenced backyard complete with a shed and alley access. Off-street parking is located in the front of the home. Situated on a quiet street, this property is just a 15-minute walk to the University of Lethbridge and only steps from Nicholas Sheran Park, one of the west side's most popular parks, offering walking paths, a lake, playgrounds, and more. The Lethbridge YMCA is also just a short 6-minute drive away, adding even more convenience to this excellent location. Move-in ready and well-located, this is a great opportunity to get into the market or add to your investment portfolio. This property won't last long!