



Anne French
Your REALTOR®
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**345 Laval Boulevard W
Lethbridge, Alberta**

MLS # A2301288



\$475,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,035 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, High Ceilings, Natural Woodwork, Open Floorplan		

Inclusions: n/a

Isn't this westside bi-level just a little different—in the best way? With just over 1,000 sq ft, 4 bedrooms, 2 bathrooms, and two separate living spaces, this home stands out right from the moment you walk in. The vaulted ceilings create an open, airy feel, and the layout offers a one-of-a-kind flow you don't see every day. You'll love the character here—especially the double-sided wood-burning fireplaces that connects both living areas, plus a built-in island-bar that makes the space perfect for hosting or relaxing. The kitchen and dining area flow seamlessly together, with updated appliances and a window that brings in incredible natural light while overlooking the backyard. This home has also seen some great updates where it counts: all new triple-pane windows, upgraded bathroom, and fresh paint upstairs. Mechanically, you're in great shape too—with a newer furnace and air conditioning, a roof done approximately 11 years ago. Upstairs also features a convenient half bath, and large windows throughout. Downstairs, you'll find all 4 bedrooms, including a spacious primary with a walk-in closet and direct access to the main bathroom. Thanks to the bi-level design, the basement doesn't feel like a basement at all—large windows bring in tons of natural light. Step outside and you've got a private backyard with mature trees, a fire pit area, and direct access to a greenstrip, perfect for relaxing evenings or letting the kids roam. And the location? Tough to beat. Directly across from a Nicholas sheran (one of the best Frisbee golf locations in southern Alberta!!) you are surrounded by parks, green space, and walking paths, plus a nearby pond. You're also within walking distance to the University of Lethbridge and close to everything—ice arena, pool, spray park,

restaurants, pubs, gas station, and pharmacy. You wont want to miss this one!