

**114 Laval Court W
Lethbridge, Alberta**

MLS # A2303387

\$529,900



Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,329 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Tr		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Stone Counters, Storage		

Inclusions: fridge, stove, dishwasher, otr microwave, garbage disposal, washer, dryer, garage door opener & control, central a/c, tank less hot water heater, drapes in living room & all blinds,

Space for your family to bloom in a forever home that backs directly onto a park—the perfect extended backyard for kids and dogs. Just a short walk from the Nicholas Sheran Lake and UofL, this versatile 5-bedroom layout is designed to grow with your family from elementary school through university. Inside, the home features a tastefully updated interior with a functional multi-level layout designed for growing families. The upper floor offers 3 bedrooms, while 2 additional bedrooms on the lower levels provide excellent flexibility for guests, teens, home offices, or hobby spaces. A dedicated dry storage room adds even more practical space. Step outside to a large backyard complete with a firepit area, perfect for relaxing or entertaining. The oversized garage is a standout feature, offering a mezzanine for extra storage, workshop space, and an upper deck on the exterior accessed from the backyard. Important updates have already been taken care of, including the roof redone approximately 6 years ago, a new high-efficiency furnace, tankless hot water heater, and newer windows along with a newer rear door (on order). This is a rare opportunity to own a spacious, move-in ready home in one of Lethbridge's most desirable locations.