



Anne French  
Your REALTOR®  
Love where you live.

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20, 115 Lafayette Boulevard W  
Lethbridge, Alberta

MLS # A2321190



**\$259,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	1.81 Acres		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

Welcome to this immaculate end-unit townhome ideally located just minutes from the University of Lethbridge, offering exceptional value, comfort, and a stunning uninterrupted view of the High Level Bridge right from your doorstep! This beautifully updated 3-bedroom, 2-bathroom home has been thoughtfully renovated throughout, featuring fresh paint, new luxury vinyl flooring, and new carpet. The bright and inviting main floor boasts a functional open-concept layout with a spacious living room, dining area, and a fully renovated kitchen complete with new cabinetry and modern finishes. Additional upgrades include a brand-new front entry door and new rear sliding patio door, enhancing both curb appeal and energy efficiency. Upstairs, you'll find three generous bedrooms, including a large primary bedroom, along with a well-appointed 4-piece bathroom. The lower level offers excellent flexibility with a 3-piece bathroom, in-suite laundry, and a versatile office, TV room, or bonus space that can easily be adapted to suit your needs. Comfort is assured year-round with central air conditioning, a newer furnace, and an updated hot water tank. Whether you're a first-time buyer, student, investor, or someone looking for a move-in-ready home in a fantastic location, this meticulously maintained property is one you won't want to miss. Don't miss out, contact your agent today!