

**71 Laval Boulevard W
Lethbridge, Alberta**

MLS # A2334874



\$315,000

Division:	Varsity Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	825 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, No Neighbours Behind, Rectangu		

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

Inclusions: Fridge x2, Stove, Microwave,

Welcome to a versatile home in the desirable Laval neighbourhood, offering an ideal opportunity for first-time buyers or anyone seeking a smart revenue property. This four-bedroom, two-bathroom residence features a thoughtful layout with two generously sized living rooms that create comfortable spaces for relaxing, hosting, or dividing the home for revenue purposes. Potential for a Basement Suite as it is almost finished for an illegal suite. The fully completed summer kitchen in the basement adds tremendous flexibility, making it easy to accommodate extended family, create a mortgage-helper suite, or simply enjoy additional cooking and entertaining space. Both bathrooms are full four-piece layouts, providing convenience and functionality on each level of the home. Outside, the fully fenced rear yard offers privacy and peace of mind, enhanced by mature tree cover that brings natural shade and a sense of calm. An included storage shed adds practical space for tools, equipment, or seasonal items, rounding out a property that is as functional as it is inviting. This Laval home blends comfort, potential, and location in a way that makes it an excellent choice for building equity or generating income.