

**88 Lafayette Boulevard W
Lethbridge, Alberta**

MLS # A2340047

\$675,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,399 sq.ft.	Age:	1976 (50 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, washer, dryer, dishwasher , window covering , shed in the back yard

Welcome to this 7-bedroom, 4-bathroom home in West Lethbridge's Varsity Village, offering an abundance of space for a growing family and beautiful views overlooking University Drive and the train bridge. Ideally located near Lafayette Park, Nicholas Sheran Park and School, the University of Lethbridge, and plenty of shopping and everyday amenities, this home offers the convenience of having so much close to home. The main floor features an open-concept layout with a spacious living room highlighted by a floor-to-ceiling brick, wood-burning fireplace. Around the corner, the large renovated kitchen and dining area provide plenty of room for family meals and gatherings. This level also includes a generously sized bedroom, a 5-piece bathroom, and the primary bedroom complete with a walk-in closet and 3-piece ensuite. Upstairs, you'll find three additional bedrooms, another 5-piece bathroom, and access to the oversized rooftop patio, where there is ample space for outdoor entertaining, relaxing, and taking in the impressive views. The basement offers even more room for family living, featuring a spacious family room, two additional bedrooms, and a den with a floor-to-ceiling brick, wood-burning fireplace. A laundry room and a large utility room. With seven bedrooms, multiple living areas, and an oversized rooftop patio with outstanding views, this home offers exceptional space and flexibility for a large or growing family. The interior provides an opportunity to update and personalize the space to suit your family's needs and style. Conveniently located close to parks, schools, the University of Lethbridge, and shopping, this spacious Varsity Village home offers plenty of room to live, grow, and make lasting memories!