Anne French
Your REALTOR®
Love where you live.

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317 Laval Boulevard W
Lethbridge, Alberta

MLS # A2344994

$419,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,470 sq.ft.	**Age:**	1973 (53 yrs old)
Beds:	4	**Baths:**	3
Garage:	Attached Carport, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Flat Torch Membrane	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bookcases		

Inclusions: Window coverings

Are you looking for a large family home in an established area? (At a great price?) Close to walking paths, schools, parks and greenspace? Take a look at 317 Laval Blvd. This is one of the earlier homes built in West Lethbridge in Varsity Village, but some major updates have been done including roof in 2024, newer windows in front bedroom and ensuite, and a furnace about 5 years old. The lot is extra large at over 8000 square feet (.19 acres) and there is a beautiful yard that backs onto the walking paths. There is nothing quite like taking a stroll in the greenspace in Varsity Village, as you are so protected and can enjoy walks even on windy days. This one-owner home has lots of space. Almost 1,500 square feet on the main level. The kitchen cabinets are solid wood. The dining area is large, and the main floor also has a large family room, that looks out onto the backyard and deck. Upstairs, there are 3 bedrooms and 2 full bathrooms (including the ensuite). The basement also has a summer kitchen, a 3rd full bathroom, family room, den and a bedroom, plus plenty of storage. You can move in and enjoy the 70s style, or plan renovations. The home is vacant, and a quick possession is possible. Call your favourite REALTOR® today to see it for yourself.

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