Anne French
Your REALTOR®
Love where you live.

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15 Laval Court W
Lethbridge, Alberta

MLS # A2355490

$409,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	810 sq.ft.	**Age:**	1977 (49 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Fridge, Stove, dishwasher, garage door opener and 1 remote, shed, washer, dryer, all inclusions as is where is.

If you are looking for a home that has AMPLE PARKING, UPDATES AND RENOVATIONS, NICE SIZED LOT then this is the home for you! Updates Include new kitchen, bathrooms, flooring, paint, trim, lighting, double garage, deck, newer roof. furnace and hot water tank. Features 3 bedrooms, 2 bathrooms, double garage, 2 double driveways (1 in the front and one in the back allowing plenty of room for off street and RV parking), large storage shed, mature trees and more. Close to Nicholas Sheran Lake, schools, parks and playgrounds, swimming pool, ice rink, shopping and more. Photos of the back yard, garage etc. to follow.

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