

**133 Laval Court W
Lethbridge, Alberta**

MLS # A2272701



\$625,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,652 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Trash Compactor (as-is, owner never used it) Washer, Dryer, Window Coverings, Garage Door Opener & Remote, A/C

Welcome to 133 Laval Court W, a warm, inviting two-storey home located on a quiet street in Lethbridge's established Varsity Village. This neighbourhood is loved for its peaceful atmosphere and unbeatable access to parks, pathways, schools, and the University, plus you are just minutes from No Frills, Safeway, Save-On-Foods, and Nicholas Sheran & Laval Park. Step inside to a grand entranceway that opens into a stunning sunlit living room with a high ceiling, a cosy fireplace, and an entire wall of windows facing the backyard. It is a bright, airy space perfect for everyday living and relaxed evenings at home. The main floor also features a formal dining area, a kitchen with plenty of counter space, a handy little breakfast nook, and a pantry for extra storage. The laundry room includes two closets and direct access to the attached double car garage, adding even more convenience. You'll also love having the primary bedroom on the main floor, complete with its own 4-piece ensuite bathroom. Upstairs, you'll find a spacious loft and three generously sized bedrooms, noticeably larger than what you typically see, along with a standout 5-piece bathroom featuring a steam shower/jetted tub, and dual vanity. The entire upper level has been refreshed with brand-new carpet and fresh paint throughout the home adds to its move-in-ready feel. The basement provides even more room to grow with an oversized family room, another spacious bedroom, and a 3-piece bathroom. With two furnaces keeping the home comfortable year-round, a low-maintenance yard, sturdy cinder block fencing, rear lane access, concrete RV parking, and a big front driveway, this property offers an exceptional blend of space, comfort, and practical living. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is

a home you’ll want to experience in full.