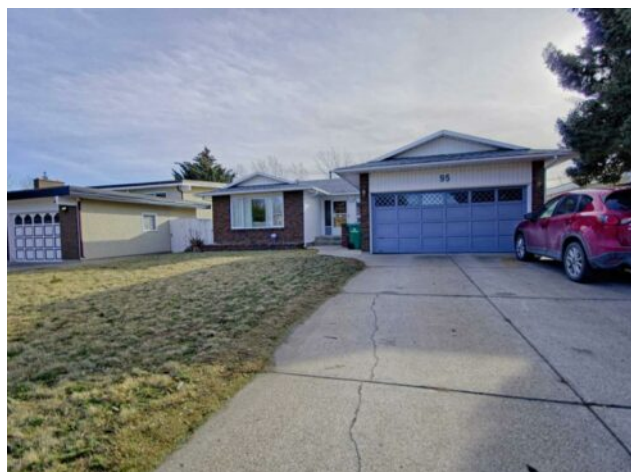


95 Laval Boulevard W
Lethbridge, Alberta

MLS # A2284110



\$399,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Varsity Village | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,318 sq.ft. | Age: | 1977 (49 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Garden | | |

| | | | |
|--------------------|---------------------------------------|-------------------|-----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Pantry | | |

Inclusions: Garage door opener, Blinds

Welcome to this solid and spacious 5-bedroom, 2.5-bathroom home ideally located on Lethbridge's west side. Featuring 3 bedrooms up and 2 additional bedrooms in the fully developed basement, this property offers plenty of room for families, students, or anyone needing flexible living space. This well cared for bungalow presents a great opportunity for buyers looking to add their own style and value over time. The functional layout includes a comfortable family room with a cozy wood-burning stove — perfect for warm, inviting winters. The main level includes a convenient half-bath ensuite, and the attached double car garage adds everyday practicality. Located just minutes from Nicholas Sheran Park, the University of Lethbridge, and a wide range of west-side amenities including shopping, schools, and walking paths, this home offers strong location value combined with solid fundamentals. If you're looking for a well-located home with good space, great bones, and future potential, this could be the right fit.