



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.