



139 Laval Boulevard W  
Lethbridge, Alberta

MLS # A2285924



**\$450,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, microwave hood fan, washer, dryer, shed, central Vac & attachments (as is)

Welcome to Varsity Village! This move-in-ready 5-bedroom, 3-bathroom home offers the perfect combination of space, updates, and location — just minutes from the University of Lethbridge and surrounded by scenic coulee walking and biking paths. Featuring durable R5 insulation behind the siding, updated windows, a 2016 roof, newer hardwood flooring, and a newer hot water tank, this home delivers both comfort and peace of mind. The insulated, drywalled double attached garage adds everyday convenience. Inside, enjoy stainless steel appliances, central vac, and an energy-efficient wood-burning fireplace that creates a warm, inviting atmosphere. Step outside to a large private backyard backing onto beautiful greenspace, complete with a storage shed for added functionality. Quick possession available — an outstanding opportunity to secure a spacious, well-maintained home in a highly desirable neighborhood. Contact your favorite REALTOR® for a viewing today.