



GRASSROOTS
REALTY GROUP

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3, 269 Laval Boulevard W
Lethbridge, Alberta

MLS # A2317204



\$237,400

Division:	Varsity Village		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	582 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Landscaped, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 150
LLD:	-
Zoning:	R-60
Utilities:	-

Inclusions: Window AC unit which is currently stored in the shed.

Looking for a smart investment or a way to turn your student's rent payments into long-term equity? This affordable and well-located condo is the perfect opportunity. Whether you're an investor seeking a reliable rental property or parents looking to help your university-aged child build a stronger financial future, this property checks all the boxes. For investors looking to expand their portfolio, there is also a unique opportunity to purchase three of the four units in this fourplex, creating excellent potential for increased cash flow, simplified management, and long-term appreciation. One of the standout features of this property is the exceptionally low condo fees, helping keep monthly ownership costs affordable and maximizing your investment potential. The functional main floor layout offers a spacious living area filled with natural light, creating a comfortable space to relax or entertain. The kitchen provides plenty of functionality, while the dining area is ideal for everyday living. A convenient half bath and a large storage/pantry space complete the main level. Downstairs, you'll find three bedrooms and a 4-piece bathroom, creating a practical setup for students, roommates, or tenants. Location is everything, and this condo delivers. Situated within walking distance of the University of Lethbridge and Nic Sheran Park, you'll appreciate the convenience and lifestyle this area offers. Restaurants, grocery stores, and the Cor Van Raay YMCA are all just a short drive away, making day-to-day living easy and enjoyable. Opportunities like this don't come along often. Whether you're adding to your investment portfolio or helping your child take their first step toward financial success, this property is well worth a look. With low condo fees, an excellent location, strong rental appeal, and the possibility to acquire multiple units within the complex, this is a property that makes

financial sense. Contact your REALTOR® to book a viewing today!