



GRASSROOTS
REALTY GROUP

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20, 115 Lafayette Boulevard W
Lethbridge, Alberta

MLS # A2321190



\$259,900

Division:	Varsity Village		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	940 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	1.81 Acres		
Lot Feat:	Corner Lot, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 300
Basement:	Partial	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions:	N/A
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Welcome to this immaculate end-unit townhome ideally located just minutes from the University of Lethbridge, offering exceptional value, comfort, and a stunning uninterrupted view of the High Level Bridge right from your doorstep! This beautifully updated 3-bedroom, 2-bathroom home has been thoughtfully renovated throughout, featuring fresh paint, new luxury vinyl flooring, and new carpet. The bright and inviting main floor boasts a functional open-concept layout with a spacious living room, dining area, and a fully renovated kitchen complete with new cabinetry and modern finishes. Additional upgrades include a brand-new front entry door and new rear sliding patio door, enhancing both curb appeal and energy efficiency. Upstairs, you'll find three generous bedrooms, including a large primary bedroom, along with a well-appointed 4-piece bathroom. The lower level offers excellent flexibility with a 3-piece bathroom, in-suite laundry, and a versatile office, TV room, or bonus space that can easily be adapted to suit your needs. Comfort is assured year-round with central air conditioning and a newer furnace. Whether you're a first-time buyer, student, investor, or someone looking for a move-in-ready home in a fantastic location, this meticulously maintained property is one you won't want to miss. Don't miss out, contact your agent today!