



GRASSROOTS
REALTY GROUP

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195 Laval Boulevard W
Lethbridge, Alberta

MLS # A2321777



\$355,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	873 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Granite Counters		

Inclusions: Central Air Conditioner, Dishwasher, Microwave Hood fan, Refrigerator, Washer and Dryer, All window coverings including curtains, rods, and blinds, Shed, 2 x TV Brackets

As you arrive, you'll immediately notice the large front parking pad, offering plenty of space for vehicles and making it ideal for RV parking. Step inside and head up to the main level, where you'll be welcomed by a spacious living room filled with natural light from the large bow window. A thoughtful pass-through opening between the living and dining areas creates an open, connected feel while allowing light to flow throughout the space. The kitchen has been updated with modern white cabinetry, and you'll love enjoying meals at the dining table while taking in views of the expansive backyard through the large picture window. The home offers a functional layout with two bedrooms on the main floor and two additional bedrooms in the fully developed basement. A full bathroom on each level provides convenience for family living. Downstairs, you'll also find a generous family room, perfect for movie nights, a play area, or additional entertaining space. Numerous updates have been completed over the years, including a new air conditioner installed approximately four years ago, a dishwasher replaced two years ago, a refrigerator replaced last year, and a new washing machine installed this year. The roof was replaced in 2020, and a brand-new hot water tank was installed within the past few months. The furnace was also professionally serviced just one week ago, offering peace of mind for the new owners. One of the standout features of this property is the huge backyard. Recent improvements include a newly installed fence, while mature trees provide beauty, shade, and privacy. The large deck with maintenance-friendly aluminum railing is the perfect place to relax, entertain, or simply enjoy the unobstructed views behind the property. Whether you're purchasing your first home, downsizing, or looking for a family property,

this home offers excellent value and a welcoming place to call your own. Don't miss your opportunity—contact your REALTOR® today to book a private showing!