



GRASSROOTS
REALTY GROUP

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10, 115 Lafayette Boulevard W
Lethbridge, Alberta

MLS # A2325819



\$252,900

Division:	Varsity Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	954 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Microwave hood fan

First-time buyers, university students, parents, and newcomers! This affordable, move-in-ready townhouse in sought-after Varsity Village is just minutes from the University of Lethbridge. Why pay rent when you can build equity? Enjoy a bright, renovated interior featuring a modern white kitchen with quartz countertops, stainless steel appliances. Three spacious bedrooms provide plenty of room for family, roommates, or a home office, full undeveloped basement with hi-efficiency furnace. This location can't be beat. Close to campus, parks, walking paths, transit, shopping, and all West Lethbridge amenities.