



GRASSROOTS
REALTY GROUP

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**46 Laval Court W
Lethbridge, Alberta**

MLS # A2341271



\$512,500

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,701 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Microwave, hood fan, stove, refrigerator, dishwasher, washer, dryer, window coverings, central A/C, underground sprinklers, garage door opener (as-is), pool table (as-is), shuffleboard (as-is), hot tub (as-is), chest deep freezer (as-is)

Welcome to 46 Laval Court W in Lethbridge. Set on a fully landscaped and fenced corner lot with tons of parking near the University of Lethbridge, this 5 bedroom, 3 bathroom home offers just over 1700 sqft and a layout with a lot more flexibility than you might expect at first glance. The main floor is bright, open, and built around the spaces people actually use most. The living, dining, and kitchen areas flow together comfortably, with large windows bringing in plenty of natural light and a fireplace adding a warm focal point. The primary suite includes its own ensuite, while a second bedroom and a freshly renovated full bathroom complete the main level. Downstairs, the home keeps delivering. You'll find three additional bedrooms, another full bathroom, a large rec room, a wet bar, and a second fireplace, giving you plenty of options for guests, a games room, home gym, movie space, or simply room to spread out. Outside, the corner lot is fully fenced and landscaped, with a double detached garage and a new hot tub already in place. Whether you're looking for space with proximity to the university, or a home with multiple living areas and room to entertain, this one brings a lot together in one property. Five bedrooms. Three bathrooms. Two fireplaces. Two large living spaces. A garage, a hot tub, and a corner lot. There's a lot here to work with, and even more to enjoy.