

# \$587,000 - 321 Laval Boulevard W, Lethbridge

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MLS® #A2229259

**\$587,000**

5 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.18 Acres

Varsity Village, Lethbridge, Alberta

Gorgeous renovated home with a LEGAL suite on large lovely lot with heated garage and carport. Inside shows like a new home, on both floors with paint, trim, lighting, and flooring upgrades! Many custom built-ins including closets, counters, and shelves. Two new high efficient furnaces, so the suite has its own heat control, laundry room, and permitted kitchen. 2 new washers & 2 new dryers. But this house is so much more than a revenue property! The home is big and spacious, with 3 bedrooms and 2 full bathrooms on the main floor with modern open plan and vaulted ceilings. The kitchen is also fabulously renovated and has tons of cabinet and counter space, and a big quartz island for working and sitting around. A big bonus is solar power for massive savings on your electric bill! Mature treed backyard with patio and tons of play space. The front yard has a long wide driveway for many vehicles, convenience, and RV parking.

Built in 1974

## Essential Information

MLS® #	A2229259
Price	\$587,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,372



Acres	0.18
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	321 Laval Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3W6

### Amenities

Parking Spaces	5
Parking	Concrete Driveway, Garage Faces Front, Single Garage Attached, Additional Parking, Attached Carport
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Dining Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Private, Treed, Underground Sprinklers
Roof	Flat Torch Membrane

Construction	Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	2
Zoning	R-L

**Listing Details**

Listing Office	Royal Lepage South Country - Lethbridge
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