

\$579,900 - 357 Laval Boulevard W, Lethbridge

MLS® #A2229114

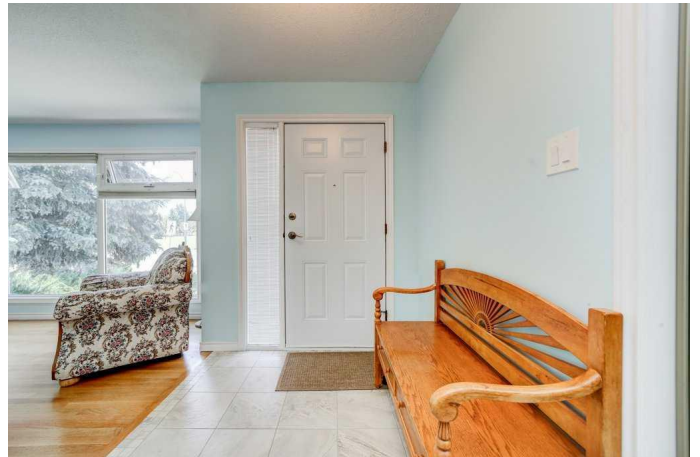
\$579,900

6 Bedroom, 5.00 Bathroom, 1,756 sqft

Residential on 0.19 Acres

Varsity Village, Lethbridge, Alberta

Location, location, location! This Legally suited(basement income 2024 was \$28,710.00) bungalow is located in a mature area on the west side of Lethbridge .The large main level features three bedrooms, two living spaces, a kitchen, and an eating area, providing ample space to live upstairs while renting out the basement .This home has a wood-burning fireplace upstairs for those cold winter days and Central Air conditioner for our hot summer nights . The newer kitchen area has a large window letting in lots of natural light and features beautiful granite counters. There are two bathrooms upstairs, one being en suite, of which was just recently renovated .With the 3 bedrooms up there is room for a growing family .The upstairs is equipped with in-floor heating, ensuring comfort at all times on these stunning hardwood floors. The owners have taken great care and installed a safe and sound between the floors to dampen sound transmission and have provided radiant heat in the basement with controls. This home also has two HVR, a recovery system to help circulate the air throughout the home.The large legal suite in the lower level has 3 bedrooms , 3 bathrooms and two living areas all with large windows letting in lots of light, always nice to have additional income to help supplement or pay your mortgage . If youâ€™re looking for an attached garage, but also want ample parking this home could be the one for you. Lots of space for that big RV and additional parking. This home looks onto



Nicholas Sheran park , just cross the street and go for your evening walk through the gorgeous park paths . Call your REALTOR® today and book a viewing of this beautiful bungalow in West Lethbridge.

Built in 1977

Essential Information

MLS® #	A2229114
Price	\$579,900
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	1,756
Acres	0.19
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	357 Laval Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3W7

Amenities

Parking Spaces	6
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan,

	Refrigerator, Window Coverings
Heating	Baseboard, Boiler, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Wood Burning, Basement
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	Private Yard, None
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	13
Zoning	R-L

Listing Details

Listing Office	RE/MAX FIRST
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