

\$309,900 - 21 Lafayette Boulevard W, Lethbridge

MLS® #A2201019

\$309,900

3 Bedroom, 2.00 Bathroom, 995 sqft
Residential on 0.09 Acres

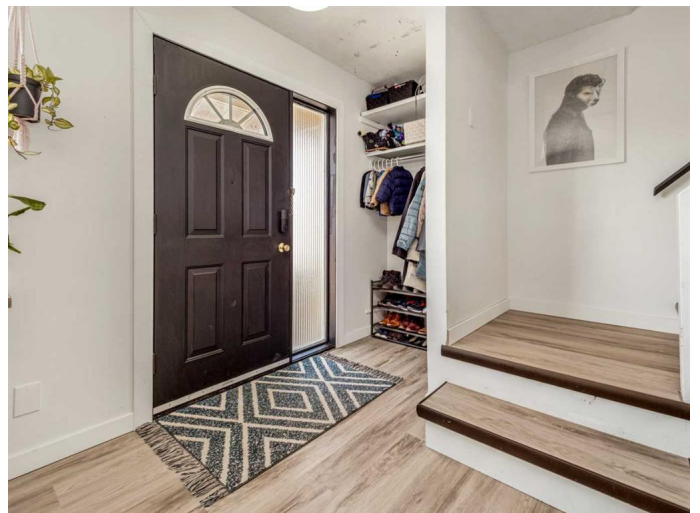
Varsity Village, Lethbridge, Alberta

Affordable Westside Duplex â€” Prime Location, Tons of Value & No Condo Fees! This fully developed 2-storey, half-duplex is the perfect starter home or investment property, located in a highly desirable westside neighborhood. Just minutes from the University of Lethbridge, Nicholas Sheran Park, shopping, schools, transit, and recreation facilities, this home offers both convenience and comfort. Inside, you'll find 3 bedrooms upstairs, a renovated bathroom, and updates flowing throughout including flooring, kitchen cabinets and countertops, updated windows, roof (approx. 4 years old), hot water tank (approx. 5 years old), and updated half bath on the main. The bonus is a large, private, fenced backyard which is big enough to add a garage (with city approval of course) and plenty of space to have a BBQ & fire while entertaining!

Built in 1975

Essential Information

MLS® #	A2201019
Price	\$309,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	995
Acres	0.09



Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	21 Lafayette Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3Y4

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Laminate Counters
Appliances	Electric Stove, Range Hood, Refrigerator, Portable Dishwasher
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2025
Days on Market	2
Zoning	R-L

Listing Details

Listing Office

Grassroots Realty Group

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