

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

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, Additional Parking, Attached Carport, Garage Faces Front, Single Garage Attached |
| # 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 | Forced Air, High Efficiency |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Wood Burning, Basement, Dining Room |
| 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 | 6 |
| Zoning | R-L |

Listing Details

| | |
|----------------|---|
| Listing Office | Royal Lepage South Country - Lethbridge |
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