

# \$425,000 - 139 Laval Boulevard W, Lethbridge

MLS® #A2247506

**\$425,000**

5 Bedroom, 3.00 Bathroom, 1,156 sqft

Residential on 0.15 Acres

Varsity Village, Lethbridge, Alberta

Located in Varsity Village subdivision, just minutes from the University of Lethbridge and surrounded by scenic walking and biking paths through the coulees, this spacious 5-bedroom, 3-bathroom home offers comfort, convenience, and quick possession. The property features an R5 exterior under the vinyl siding, a double attached garage that's insulated and drywalled, and is wired for a hot tub. Inside, you'll find stainless steel appliances, a cozy wood-burning fireplace and central vac. Windows were replaced approximately 15 years ago, a roof done in 2016, and a hot water tank only 2 years old. Backing onto a beautiful greenspace and complete with a backyard shed for extra storage, this home is the perfect move-in-ready opportunity.

Built in 1977

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247506    |
| Price          | \$425,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,156       |
| Acres          | 0.15        |
| Year Built     | 1977        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 139 Laval Boulevard W |
| Subdivision | Varsity Village       |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 4G7               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                |
| Appliances        | Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Family Room, Wood Burning                                                     |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | None                                                                |
| Lot Description   | Back Lane, Backs on to Park/Green Space, Few Trees, Street Lighting |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Vinyl Siding                                                        |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 42                |

Zoning                      R-L

**Listing Details**

Listing Office              2 PERCENT REALTY

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