

# \$238,000 - 17, 115 Lafayette Boulevard W, Lethbridge

MLS® #A2250235

**\$238,000**

3 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 1.81 Acres

Varsity Village, Lethbridge, Alberta

This townhome is the ideal place for students, a young family starting out in their real estate journey or those looking for maintenance free living! This 3 bed, 2 bath home offers tremendous views of the coulees, an inviting green space off your back patio and is only a few short blocks away from amenities and Nicholas Sheran Park! There's an off-street assigned parking stall, a bright main floor, basement laundry and storage and a lot of functionality with this home!

Built in 1977

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2250235      |
| Price          | \$238,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 945           |
| Acres          | 1.81          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 17, 115 Lafayette Boulevard W |
| Subdivision | Varsity Village               |



|             |            |
|-------------|------------|
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1K 4B9    |

### **Amenities**

|                |                   |
|----------------|-------------------|
| Amenities      | Parking           |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Membrane                     |
| Construction      | Stucco                       |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 15                |
| Zoning         | R-100             |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.