

\$425,000 - 302 Laval Boulevard W, Lethbridge

MLS® #A2228307

\$425,000

3 Bedroom, 2.00 Bathroom, 1,337 sqft

Residential on 0.19 Acres

Varsity Village, Lethbridge, Alberta

A unique 4 level split in the heart of Varsity Village - backing onto a walking path that leads to a park, one block from Nicholas Sheran and the spacious corner lot makes this a really special home. The main floor is focused on hosting - a bright living room with separation from the front entry, an eat-in kitchen with lots of space for the family to enjoy family meals and opens onto the covered deck! Heading upstairs there are 3 bedrooms that share a 4 piece bathroom (including jetted tub!). The lower level hosts a large family room with wood-burning fireplace and an option to add another bedroom and full laundry room. The basement has a recently renovated 3 piece bathroom, tons of cold storage and a flex room that works well as an office, movie room or games room! The backyard is a private oasis with an extended patio, pergola, water feature, storage shed and there's still a side yard to enjoy!

Built in 1974

Essential Information

MLS® #	A2228307
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,337
Acres	0.19



Year Built	1974
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	302 Laval Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3W5

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Jetted Tub, No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Landscaped, Lawn, Treed, Underground Sprinklers
Roof	Flat Torch Membrane
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	15
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
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