

**123 Lafayette Boulevard W  
Lethbridge, Alberta**

**MLS # A2164709**



**\$369,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,307 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Ga		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Un		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum		

**Inclusions:** n/a

Here is an opportunity to move to a well established neighborhood , walking distance to Nicholas Sheran Park, close to schools, shopping and the University. This is an ideal home for the growing family. Finding a home with 3 bedrooms all on one floor makes this an ideal floorplan for the young children to start or a perfect floorplan for the teenagers! . A spacious family room, eat in kitchen plus space for a formal dining will allow socials to gather easily. Enjoy the warmth of the fireplace, and the comfort of air conditioning in the summer. The outdoor area for entertaining is very private and sheltered too. Lots of space for a trampoline, garden, or perhaps a dog run. The furnace and shingles have been updated and some new fencing built.. Invest your talent to an interior, refresh by painting it out to your own colors . There is good value for the size, location and features so be sure to put this one on your list!! This home has served the current family for the last 35 years and now this chapter closes, inviting the next generation to raise their family here!! The house is not perfect but it sure is a great start!! The garage is a bonus too!!