

\$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, Garage Faces Front, Single Garage Attached, Additional Parking, Attached Carport
# 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	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Dining Room, Wood Burning
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	4
Zoning	R-L

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.