

\$349,900 - 343 Laval Boulevard W, Lethbridge

MLS® #A2255563

\$349,900

5 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.08 Acres

Varsity Village, Lethbridge, Alberta

Cozy duplex in a lush varsity location! This home has been cherished and maintained for many years but now it's time for a new owner. Some attractive and unique features here such as the basement suite (illegal) with semi private access and separate laundry, 4 season sun room, main floor laundry, optional step through bathtub on the main, and dog run in the back yard. Updates over the years include furnace, hot water tank, windows, kitchen, roof, and more. The 4 season sunroom (not included in the main square footage) has electric baseboard heating, and provides an additional 87 sq. ft. of bonus living space. There is actually lots of off-street parking with an oversized driveway, and the yard is very private too with the mature foliage and backing onto a green strip. Situated a few steps from Nicholas Sheran Park, elementary school, trails, shopping, and very close to university campus this location is hard to beat. This would be a smart way to start your home ownership, could be ideal for students, or might even be a clever retirement home. Either way it's ready for your immediate possession!

Built in 1974

Essential Information

MLS® # A2255563

Price \$349,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.08
Year Built	1974
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	343 Laval Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3W6

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped, Treed, See Remarks
Roof	Flat Torch Membrane
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Days on Market	20
Zoning	R-L

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
----------------	---

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.