

# \$225,000 - 19, 115 Lafayette Boulevard W, Lethbridge

MLS® #A2209987

**\$225,000**

3 Bedroom, 2.00 Bathroom, 974 sqft

Residential on 1.81 Acres

Varsity Village, Lethbridge, Alberta

Welcome to this charming 3-bedroom townhouse condo located in a prime west side location – just steps from the University of Lethbridge, Nicholas Sheran Park, schools, shopping, and more! The main floor features a bright and spacious living room, a dedicated dining area, and a functional kitchen with plenty of cabinet space. Sliding glass doors off the living room lead directly to a quiet green space – perfect for relaxing or soaking up some vitamin D in the sun. Upstairs, you’ll find three comfortable bedrooms and a full 4-piece bathroom. The partially finished basement adds extra versatility with a den, a 3-piece bathroom, and space for storage or future development. Enjoy a low-maintenance lifestyle with exterior upkeep taken care of, plus an assigned parking stall included. Out front, take in the scenic view of the coulees right from your doorstep or front windows – a rare and peaceful bonus. This affordable and convenient home is ideal for first-time buyers, students, young families, or investors alike.

Built in 1977

## Essential Information

MLS® #	A2209987
Price	\$225,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	974
Acres	1.81
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	19, 115 Lafayette Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3Y7

### Amenities

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other, Private Entrance
Lot Description	Backs on to Park/Green Space, Few Trees, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 8th, 2025
Days on Market	13

Zoning

R-100

## **Listing Details**

Listing Office

Lethbridge Real Estate.com

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