## \$449,900 - 330 Laval Boulevard W, Lethbridge

MLS® #A2231065

## \$449,900

4 Bedroom, 3.00 Bathroom, 1,060 sqft Residential on 0.21 Acres

Varsity Village, Lethbridge, Alberta

They say real estate is all about locationâ€"and 330 Laval Boulevard West delivers one of the best in West Lethbridge. This spacious 4-level split home offers 4 bedrooms, 2.5 bathrooms, and three separate living areas, making it ideal for families needing room to grow or anyone looking to add value through renovation.

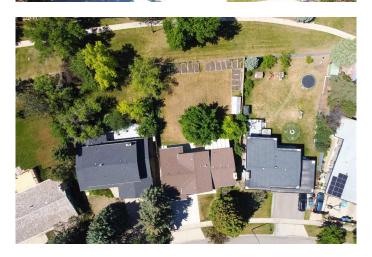
But what truly sets this property apart is the lot: an impressive 67' x 133'â€"a size that's almost impossible to find in today's market. Whether you're dreaming of a future pool, oversized garage or shop, garden oasis, or just room for the kids and pets to roam, this backyard delivers the space and flexibility to make it happen.

Backing directly onto a green strip that opens to Nicholas Sheran Park, the home offers immediate access to walking paths, playgrounds, open fields, and serene natural viewsâ€"all from your own backyard. The location also puts you within walking distance to Nicholas Sheran Elementary School, West Village Mall, and the University of Lethbridge.

This is a one-owner home, well cared for over the years, with recent updates including newer windows, a newer roof, updated furnace, and a Sun Coast enclosed patioâ€"perfect for year-round enjoyment. The unique super single drive-through garage adds even more function, especially for those with trailers, toys,







or projects.

The layout offers loads of potential: open up the main floor for a true open-concept kitchen/living/dining space with views of your private yard and cozy up by the original brick fireplace. Upstairs you'll find the primary bedroom, two additional bedrooms, and a full bathroom. The third level features another living area, a bedroom with walk-in closet, and a 2-piece bath. The basement is wide openâ€"ready to be finished into a rec room, games room, or another bedroom.

Homes on this street rarely come to marketâ€"only two have been listed in the past five years. If you're looking for space, location, and long-term potential, this is the one you've been waiting for. Want a full walk-through? Check out the video tour on YouTube

Built in 1974

## **Essential Information**

MLS® # A2231065 Price \$449,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,060

Acres 0.21

Year Built 1974

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

## **Community Information**

Address 330 Laval Boulevard W

Subdivision Varsity Village

Alberta

City Lethbridge

County Lethbridge

Postal Code T1K 3W5

**Amenities** 

Province

Parking Spaces 5

Parking Double Garage Attached, Parking Pad, Stall

# of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home, See Remarks, Vinyl Windows

Appliances Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator,

Washer/Dryer

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, City Lot, Garden,

Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

Additional Information

Date Listed June 13th, 2025

Days on Market 3

Zoning R-L

**Listing Details** 

Listing Office Lethbridge Real Estate.com

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