

# \$245,900 - 7, 115 Lafayette Boulevard W, Lethbridge

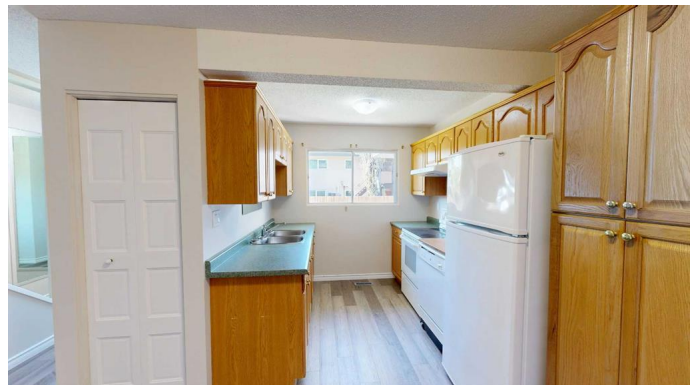
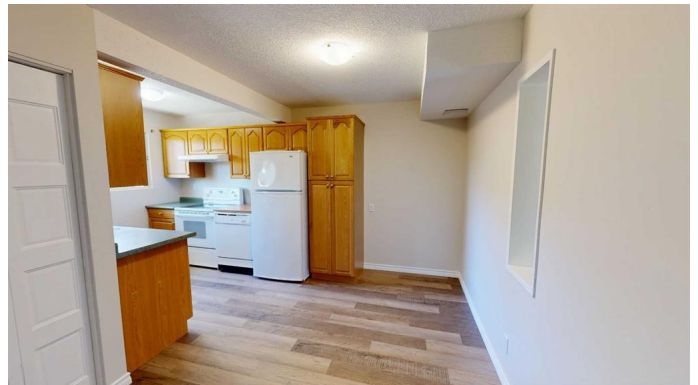
MLS® #A2218424

## \$245,900

3 Bedroom, 2.00 Bathroom, 997 sqft  
Residential on 1.81 Acres

Varsity Village, Lethbridge, Alberta

Just a short walk to the University of Lethbridge, this charming townhouse condo is perfect for first-time buyers, or student parents looking for a smart investment. Featuring three bedrooms and numerous upgrades, including kitchen, stylish bathroom, fresh paint, flooring & more! This move-in-ready home offers a seamless flow between the kitchen, dining, and living areas—ideal for entertaining or unwinding after a long day of work or classes. Located in a peaceful, park-like setting, this well-managed complex provides assigned off-street parking and maintenance-free living. Plus, the unfinished basement is ready for your personal touch, offering endless possibilities for additional living space or storage. This is a fantastic opportunity you don't want to miss. Owner will take TRADES, (planes, trains, automobiles) what do you have!



Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2218424  |
| Price          | \$245,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 997       |
| Acres          | 1.81      |
| Year Built     | 1977      |

|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 7, 115 Lafayette Boulevard W |
| Subdivision | Varsity Village              |
| City        | Lethbridge                   |
| County      | Lethbridge                   |
| Province    | Alberta                      |
| Postal Code | T1K 4B9                      |

### Amenities

|                |                |
|----------------|----------------|
| Amenities      | Other          |
| Parking Spaces | 1              |
| Parking        | Plug-In, Stall |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | See Remarks                                                     |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer, Portable Dishwasher |
| Heating           | Forced Air                                                      |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Finished, Full                                                  |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Courtyard                                            |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Many Trees |
| Roof              | Flat                                                 |
| Construction      | Mixed                                                |
| Foundation        | Poured Concrete                                      |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 3             |
| Zoning         | R-100         |

### Listing Details

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