\$309,900 - 21 Lafayette Boulevard W, Lethbridge

MLS® #A2201019

\$309,900

3 Bedroom, 2.00 Bathroom, 995 sqft Residential on 0.09 Acres

Varsity Village, Lethbridge, Alberta

Affordable Westside Duplex – Prime Location, Tons of Value & No Condo Fees! This fully developed 2-storey, half-duplex is the perfect starter home or investment property, located in a highly desirable westside neighborhood. Just minutes from the University of Lethbridge, Nicholas Sheran Park, shopping, schools, transit, and recreation facilities, this home offers both convenience and comfort. Inside, you'll find 3 bedrooms upstairs, a renovated bathroom, and updates flowing throughout including flooring, kitchen cabinets and countertops, updated windows, roof (approx. 4 years old), hot water tank (approx. 5 years old), and updated half bath on the main. The bonus is a large, private, fenced backyard which is big enough to add a garage (with city approval of course) and plenty of space to have a BBQ & fire while entertaining!







Built in 1975

Essential Information

| MLS® # | A2201019 |
|----------------|-----------|
| Price | \$309,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 995 |
| Acres | 0.09 |

| Year Built | 1975 |
|------------|------------------------|
| Туре | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| Address | 21 Lafayette Boulevard W |
|-------------|--------------------------|
| Subdivision | Varsity Village |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K 3Y4 |

Amenities

| Parking Spaces | 2 |
|----------------|------------|
| Parking | Off Street |

Interior

| Laminate Counters |
|---|
| Electric Stove, Range Hood, Refrigerator, Portable Dishwasher |
| Forced Air |
| Wall/Window Unit(s) |
| Yes |
| Finished, Full |
| |

Exterior

| Exterior Features | Private Yard |
|-------------------|----------------------|
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| Date Listed | March 11th, 2025 |
|----------------|------------------|
| Days on Market | 2 |
| Zoning | R-L |

Listing Details

Listing Office Grassroots Realty Group

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