

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

MLS® #A2231065

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,060 sqft

Residential on 0.21 Acres

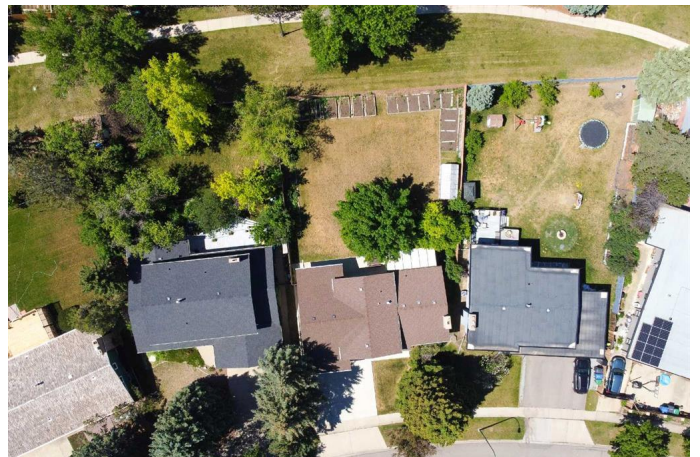
Varsity Village, Lethbridge, Alberta

They say real estate is all about location—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'—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 views—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 patio—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 youâ€™re looking for space, location, and long-term potential, this is the one youâ€™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
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3W5

### Amenities

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	4
Zoning	R-L

### Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.