

# \$434,900 - 53 Lafayette Boulevard W, Lethbridge

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MLS® #A2234714

## \$434,900

6 Bedroom, 3.00 Bathroom, 1,335 sqft

Residential on 0.12 Acres

Varsity Village, Lethbridge, Alberta

Welcome to this fantastic half duplex property offering amazing revenue in an ideal location! This illegally suited property offers many options, rent the entire space or live in part, great potential to help pay your mortgage—live in the spacious top suite and rent out the bottom. Located within walking distance to the University of Lethbridge and close to a variety of amenities, it's™ perfect for tenants seeking convenience. The owner has maintained the property over the years and recently installed a new furnace , air conditioning and painted home.. Additional upgrades include newly poured concrete pads in both the front and back, providing ample off-street parking for tenants. With a total of six bedrooms and three bathrooms, plus a newer fence for added privacy, this duplex is an excellent investment opportunity! Call your REALTOR® today to book a viewing.



Built in 1976

## Essential Information

MLS® #	A2234714
Price	\$434,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,335
Acres	0.12
Year Built	1976

Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	53 Lafayette Boulevard W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3Y4

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	Separate Entrance
Appliances	Central Air Conditioner, Washer/Dryer Stacked, Wind
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City L
Roof	Flat Torch Membrane
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 29th, 2025
Days on Market	8



Zoning	R-L
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## **Listing Details**

Listing Office	RE/MAX FIRST
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