

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

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™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 11



Zoning R-L

## **Listing Details**

Listing Office RE/MAX FIRST

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