

**1147 Lakeland Crescent S
Lethbridge, Alberta**

MLS # A2272442



\$519,999

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,049 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island		

Inclusions: N/A

INVESTMENT ALERT! Absolute RARE GEM in the coveted neighbourhood of Lakeview. Home has been RENOVATED COMPLETELY and is in near PERFECT CONDITION! TRIPLE HEATED GARAGE WITH EV HOOKUPS, and an ARCADE in garage to boot! Upstairs is 2 spacious bedrooms with 2 full baths, all COMPLETELY UPDATED and GORGEOUS! Gourmet kitchen with upgraded appliances and expansive island and CUSTOM CABINTRY AND DRAWERS give the kitchen an airy feel! Basement has illegal suite with 2 TOP INDUCTION STOVE, mini fridge, dishwasher, and microwave plus THERMOSTAT CONTROLLED CORNER FIREPLACE. 2 spacious bedrooms and a full bath with jacuzzi style tub in basement! Each suite has its own washers and dryers: NO SHARED LAUNDRY! Driveway has an RV/EV plug as well. GARGANTUAN yard, even with the TRIPLE GARAGE! Covered patio is a major plus! 2 STAGE VARIABLE FURNACE WITH UPSTAIRS AND DOWNSTAIRS THERMOSTATS installed 2013. AIR CONDITIONING. NEW ROOF installed 2018. BRAND NEW TANKLESS HOT WATER installed 2024. ALL NEW WINDOWS installed 2013. EXTREMELY LUCRATIVE AIR B AND B PROPERTY which averaged gross revenue of \$7517.75 per month in 2024. Home can be purchased FULLY FURNISHED with the furniture purchased separately from the house and land. Start your year with MAJOR CASH FLOW!