

**2905 Lakeview Drive S
Lethbridge, Alberta**

MLS # A2277508



\$460,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Greenbelt, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Basement refrigerator and freezer		

This is the home that you have been waiting for!!! With a spectacular Lakeview "green-strip" location, this is an incredibly rare find in today's market. The home has been lovingly maintained and upgraded by the current owners since the early 80's. The bright, sun-filled, South facing floor plan is accentuated by newer windows including a 13 foot bay window that perfectly outlines the green strip views. With more than 1150 square feet of open, main-floor living, and a modern, fully developed basement - there is more than enough space for all of your needs. Features include 3 plus 1 bedrooms, 2 full bathrooms, an upgraded kitchen with endless counter space and a bay window to the back yard, vaulted ceilings, a beautifully designed basement with an oversized family room, dedicated exercise - office space, upgraded furnace with central air conditioning, central vacuum, and an enormous storage room with an additional freezer and refrigerator that are included with the sale. The yard has been wonderfully maintained and includes a wild plum tree and a perennial garden. The ultra-quiet, cul-de-sac location, is close to all amenities, schools, playgrounds, shopping, theatres, transportation, as well as walking and bike pathways. This one has it all, and the location is second to none!!!