

## 1146 Lakeway Boulevard S Lethbridge, Alberta

**MLS # A2280714**



# \$499,999

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautiful renovated home in the heart of the city. This stunning, fully renovated 4 bedroom, 3 bathroom home with a detached garage is located in the desirable neighborhood of Lakeview. With its prime location and modern upgrades, this home is perfect for families or anyone looking for their own personal oasis. As you step inside, you'll be impressed by the open floor plan that seamlessly flows from the living room to the kitchen. The living room features a built-in fireplace and large windows that allow natural light to pour in. The kitchen is a true showstopper, with its brand new high-end stainless steel appliances, quartz countertops, soft close cabinets, stovetop pot filler and custom cabinetry. The primary suite is a wonderful retreat, with its spacious layout, large windows, walk-in closet and luxurious ensuite with dual vanity and spa-like shower. The basement features 2 more bedrooms, a bathroom and a large family room perfect for entertaining. Other notable features of this home include a newly built garage with 100 amp power, new A/C, new vinyl plank floor and carpet, as well as updated plumbing and electrical throughout the entire house. The roof and all windows were replaced in 2019, and the furnace was replaced in 2018. Don't miss out on this amazing opportunity to own a fully renovated home in this sought after neighbourhood.