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1707 Lakemount Boulevard S  
Lethbridge, Alberta

MLS # A2296210



**\$529,900**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,145 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Second Fridge and Washer and Dryer. Hot tub and attachments, built in murphy bed.

Welcome to 1707 Lakemount Blvd—this beautifully spacious bungalow has been thoughtfully updated and well maintained over the years. Offering excellent versatility, the home features an inviting main floor along with a nicely appointed illegal basement suite complete with a private entrance and its own laundry—ideal for extended family or added income potential. Recent upgrades provide peace of mind, including a new furnace (2018) a new main floor bathtub and updated plumbing (2023), a new basement washer (2024), new main floor washer and dryer (2025), and a new fridge and dishwasher (2026). Step outside to your own private retreat—an inviting backyard oasis featuring a cement patio and charming courtyard-style seating area, perfect for relaxing or entertaining. The property also offers an abundance of parking, including space for an RV, making it as practical as it is inviting. This is a fantastic opportunity to own a move-in ready home in a desirable location with added flexibility and value.