



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

**1216 Lakemount Boulevard S
Lethbridge, Alberta**

MLS # A2304431



\$449,900

Division:	Redwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,409 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	3
Garage:	Carport, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Masonite	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Sump Pump(s)		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer & Dryer, Window Coverings, Freezer, Storage Containers in the Cold Room (All Sold As Is).

This home is a great fit for a wide range of buyers, whether you're raising a family or stepping into homeownership for the first time. Located in a fantastic neighbourhood and offering great value, this property really has it all. With over 1,400 sq ft of above grade living space, this 5 bedroom, 3 bathroom home is both spacious and functional. The main level features three bedrooms, a full 4 piece bathroom (also an ensuite to one of the bedrooms), a comfortable family room, and a spacious living room. You will also find a good sized kitchen and dining area. One of the unique features of this home is the two separate staircases leading to the basement. One staircase leads to the primary suite, complete with a large walk in closet that also acts as a hallway connecting through to the living room, along with a 3 piece ensuite with the option to convert it back to a 4 piece as the tub was recently removed. The second staircase brings you to the rest of the basement, which includes the living room that is connected to the primary walk in closet, an additional bedroom (the window may not meet egress), and another bathroom. Outside, you will love the fully fenced yard with a nice deck that is perfect for relaxing or hosting. There is also a carport attached to a detached single garage with drive through access to the back alley. With two potential primary bedrooms and 3 separate living/family rooms don't miss your chance to own this versatile and unique home.