



Anne French
Your REALTOR®
Love where you live.

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1047 Lakemount Boulevard S
Lethbridge, Alberta

MLS # A2308147



\$450,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Redwood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,237 sq.ft. | Age: | 1977 (49 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Garage Faces Front, Off Street, Single Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn, See Remarks, Street Lighting | | |

| | | | |
|--------------------|---------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Storage | | |

Inclusions: Garage Refrigerator, Shed, Garden Boxes, Some Leftover Building Materials, Hot Tub

Beautiful South Lethbridge bungalow home with recent renovations in a great location within walking distance of parks and shopping! Inside, the living room is bright and inviting with plenty of room for hosting friends. The dining area features nearby cabinet storage and leads into a convenient U-shaped kitchen with updated appliances and tons of cupboard space. A full four-piece bath and two bedrooms can be found down the hall alongside the primary bedroom which features a two-piece ensuite bath. Downstairs, one more bedroom, a laundry room, and a large family room with a bar and wood-burning fireplace create the perfect spot to spend time with friends and family. This property has plenty to offer outdoors as well, with a hot tub, rear and side patio seating, garden boxes, trees, and storage. With a recently-added single attached garage adding lots of curb appeal, this house might be the place you've been waiting for! Give your REALTOR® a call and book a showing today!