

1218 Lakemount Place S Lethbridge, Alberta

MLS # A2331231



\$569,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,288 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Oversized, Plug-In, RV Access/Parking, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave Hoodvent, Garburator, Washer, Dryer, Window Coverings, A/C, Underground Sprinklers, Garage Overhead Opener and Remote, Furnace Humidifier (as is)

Mint condition bilevel located in a premium cul-de-sac location! Properties in Lakemount Place don't come up for sale very often, but this one is now available. You'll have quick access to South Parkside Drive, 43rd Street South, and Mayor Magrath Drive while Henderson Lake Park is just a short stroll away. Originally a "builder's-own-home" the sellers have owned it since 1997. There is a definite sense of quality throughout here, and the age is much newer than what you might expect in the Lakeview district. Fully developed with 2 bedrooms up and 2 more down, 3 total bathrooms including a primary ensuite, and tons of dazzling natural light on all levels. However, the first feature that you will notice when you step into this spotless home is the ample sized entrance, where there is definitely room to drop your shoes and bags. Other interior highlights include smartly designed and plentiful storage space (particularly in the garage), a full wet bar and cozy fireplace in the family room, spacious lower-level bedrooms, plus low-maintenance and durable vinyl plank flooring over most of the main level. Plenty of parking is provided by the double attached garage out front and triple parking stall out back, which is equipped with power plug-ins. How about the wonderful outdoor living space including the oversized sun deck and ground-level patio spot? They are perfect compliments to the lush, but easy-to-maintain, private backyard and picturesque apple tree. Meticulously maintained over the years with upgraded items (approximate ages) such as: roof shingles (2013), vinyl plank flooring (2014), HW tank (2021), A/C unit (2022), Levolor heat reflective blinds along south windows (2022), and fireplace door seals (2025). It's also important to note that the owners have never experienced any basement water seepage or moisture issues at all. Quick possession is possible, and a

fresh RPR and Municipal Compliance have just been obtained!