

**1121 Lakemount Boulevard S
Lethbridge, Alberta**

MLS # A2341144



\$479,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,162 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport, Concrete Driveway, Front Drive, Garage Faces Front, Single Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: 2 Fridges, stove, dishwasher, washer, dryer, microwave, all window coverings including blinds, garage door opener and 1 remote, 3 sheds, hot tub, underground sprinklers, central vacuum and all attachments, central air conditioning

Spacious 1,162 sq ft bungalow home offering 4 bedrooms plus an office/5th bedroom and 2.5 baths, ideal for families or anyone needing extra flexible space. The main level features a bright, open layout with updates throughout the home, including modern flooring and central air conditioning for year-round comfort. Enjoy excellent parking and storage with an attached single garage with inside entrance, a 3-side carport, and a double front driveway with off-street RV parking. The wide 60 ft lot provides room to spread out, with newer fencing, a large rear deck, two storage sheds, and a hot tub housed in its own building for privacy and protection. Additional features include central vacuum, a new hot water tank (August), underground sprinklers, adjustable color exterior lighting, and a cozy fire pit area perfect for evenings outdoors. A high-efficiency furnace adds value and peace of mind. A well-updated property with exceptional parking, outdoor amenities, and functional living space — move-in ready and packed with extras.