

## 1812 Lakemount Boulevard S Lethbridge, Alberta

**MLS # A2348008**



# \$489,900

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lakeview                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                |               |                   |
| <b>Size:</b>     | 1,216 sq.ft.                                                            | <b>Age:</b>   | 1973 (53 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Carport, Concrete Driveway, Double Garage Attached, Garage Door Opener, |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Garden, Landscaped, Lawn, Street Lighting         |               |                   |

|                    |                                                                                |                   |     |
|--------------------|--------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile                                                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Metal                                                                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick                                                                          | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bookcases, Built-in Features, Dry Bar, No Animal Home, No Smoking Home, Pantry |                   |     |

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS, HOOD FAN, SHED X 2, ALL STORAGE UNITS IN GARAGE, GARAGE DOORE OPENER & REMOTE(S)

Immaculate 4 bedroom + office bungalow in the sought after Lakeview subdivision with a double attached garage! This home has been so lovingly cared for and has a long list of updates and low maintenance features. The main floor features a spacious eat in kitchen with honey maple cabinets, a built in china cabinet with buffet and expansive countertops that will accommodate any home chef or baker. The cozy main floor living room hosts a lovely gas fireplace with built in bookcases on both sides. Three bedrooms (one having access to the covered deck) and an updated 4 piece bathroom by complete this level. Head downstairs through your back entry mudroom (with practical storage for all your outer wear) to find a spacious family room complete with another gas fireplace and a dry bar. You will also find the 4th bedroom plus an office and a huge laundry/utility room with a sink that could easily double as a hobby room/craft space. There is another nicely updated 3 piece bath to complete the basement. The yard is a lovely extension of the home where you can spend relaxing time on your covered deck, gather down on the brick patio or tend to the gardens in your raised beds. And don't be fooled by the single garage door... beyond it sits a 24' x 21' finished garage with plenty of room to park the car and work on projects! Additional covered parking is provided by the single carport at front. Updates over the years and low maintenance features include a metal roof and fencing, furnace and hot water tank. Clean and move in ready... call your favorite Realtor today!