



Anne French  
Your REALTOR®  
Love where you live.

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1733 Lakeshore Road S  
Lethbridge, Alberta

MLS # A2155151



**\$569,900**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,617 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, No Animal Home, See Remarks, Vinyl Windows		

**Inclusions:** N/A

Rare opportunity to own a completely renovated Southside bungalow in a prime location. Fronting on to a green strip and walking distance to all amenities. Spacious floor plan, again, with a hard to find 3 bedrooms and 2.5 bathrooms on the main floor. This level also features a lovely living room with fireplace and another living space off the kitchen. Everything you need is on one floor including including a convenient laundry room. This home has been renovated top to bottom with rich flooring/tones throughout, a chefs kitchen and completely redone spa-like bathrooms. Downstairs you'll find a huge undeveloped basement that could accommodate additional bedrooms with tons of room left over for extra family space. Updates have also been done to the heating system, windows and electrical. The attached garage is simply awesome, measuring almost 26' by 25' and has epoxy coated floors, insulated walls and a steel overhead beam that would be immensely useful for many car projects. Other extras include high end lighting, tasteful woodwork/ built-ins, quartz countertops, central air and more! Book a viewing today as this property contains the best of both worlds, a renovated, like new house but in a convenient location with privacy and a generously sized lot.