

**1038 Great Lakes Road S
Lethbridge, Alberta**

MLS # A2166211



\$317,500

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|------------------|--|---------------|-------------------|
| Division: | Lakeview | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 887 sq.ft. | Age: | 1972 (52 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Attached, Single Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Interior Lot, Landscaped, Street Lighting, See Remarks | | |

| | | | |
|--------------------|--------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet | Sewer: | - |
| Roof: | Asphalt/Gravel | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks, Separate Entrance | | |

Inclusions: Fridge, Stove, Microwave, Washer, Dryer

Hello I'm 1038 Great Lakes a well maintained 3-bedroom, 2-bathroom home in the desirable Lakeview area, offering a blend of comfort and convenience. This charming homes features a well-thought-out floor plan with a spacious living area, perfect for both relaxation and entertaining. This home includes two single garages—one attached and one detached—providing generous space for vehicles and storage. Step outside to enjoy a beautifully landscaped backyard, complete with underground sprinklers to keep the greenery lush and vibrant. Only a walking distance from Henderson Lake, you'll have easy access to outdoor activities. This home's prime location combines the tranquility of a well-kept property with the convenience of nearby amenities. Don't miss out on the opportunity to make this gem in Lakeview your own, call your favourite realtor today for your showing!