



Anne French  
Your REALTOR®  
Love where you live.

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1037 Great Lakes Road S  
Lethbridge, Alberta

MLS # A2170124



**\$350,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum		

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, Freezer, A/C, Central Vac and Attachments, 3 sheds AS IS

This well-maintained bi-level home offers both a carport and a double detached garage. Situated in the desirable Lakeview area, it's just a short walk to the exhibition grounds and Henderson Lake. The home features 3 spacious bedrooms, 2 bathrooms, and is fully developed, making it move-in ready. With a roof that's only 6 years old, this property is primed for worry-free living. Contact your favorite REALTOR® today to schedule a viewing!