



Anne French
Your REALTOR®
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1138 Great Lakes Road S
Lethbridge, Alberta

MLS # A2174824



\$370,500

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Lakeview | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,244 sq.ft. | Age: | 1975 (49 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Alley Access, Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Low Maintenance Landscape, Landscaped | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Flat Torch Membrane | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Wet Bar | | |

Inclusions: N/A

This charming 1,244 square foot bungalow is nestled in a mature southside neighborhood, just a stone's throw from Henderson Lake and the Agri-foods Hub. It features an inviting open floor plan, perfect for modern living. The home boasts three spacious bedrooms plus a den, along with two full bathrooms for convenience. Outdoor enthusiasts will appreciate the large, fully landscaped yard, ideal for relaxation or entertaining. The property includes a 24' x 27' garage and a side entrance, offering great potential for a suite or additional living space. This home combines comfort and functionality in a desirable location!