



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

MLS # A2196780



**\$359,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,244 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

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

**Inclusions:** Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer

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!