



Anne French
Your REALTOR®
Love where you live.

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1067 Lakemount Boulevard S
Lethbridge, Alberta

MLS # A2204480



\$525,000

Division:	Lakeview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,441 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, ALL WINDOW COVERINGS, WASHER, DRYER, HOT TUB, GARAGE OPENER & CONTROL(S)

Welcome to your forever home! This beautifully renovated 4 Level Split in the Lakeview subdivision checks all the boxes! The incredible kitchen has more cabinet space (all soft close) than you could ever fill and includes a large granite island, a classy wine storage wall and access to your enclosed deck. The upper level features a spacious primary bedroom with a 3 piece ensuite bathroom and access to the cedar hot tub room and loft area, 2 more bedrooms and a full 4 piece bath. Another bright and cozy living space is just steps down with a wood burning fireplace, another bedroom and 3 piece bathroom. The basement is where you will find yet another space for recreation and games, an office and the laundry room. The rear attached garage is heated with 220V power and plenty of workspace and storage. The private yard features a stone patio and firepit, plus a great shed for storage. Updates over the years include pretty much everything... nothing you need to do except move in and love where you live! Call your favourite REALTOR® for a viewing and don't miss out on this opportunity to own the home of your dreams!