



GRASSROOTS
REALTY GROUP

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**1059 Lakemount Boulevard S
Lethbridge, Alberta**

MLS # A2244352



\$584,900

Division:	Lakeview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,406 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Aluminum Siding , Brick, Cement Fiber Board	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: none

Welcome to this beautifully updated home, located in a quiet, well-established neighborhood, this beautifully renovated four-level split combines timeless style with modern convenience. Professionally redone over the past three years by a Red Seal journeyman carpenter, the quality of craftsmanship is clear from the moment you walk in. The custom kitchen is the showstopper—featuring sleek finishes, brand-new appliances, quartz countertops, and an open layout perfect for entertaining or everyday family life. Just off the kitchen, a bright bonus room offers the perfect space for a playroom, coffee nook, or home office. Upstairs, you’ll find three spacious bedrooms, including a serene primary suite with a luxurious new en suite and walk-in shower. The main bathroom has also been fully updated with a fresh, modern look. Downstairs, there’s room to spread out with a second living area, a fourth bedroom, another full bathroom, and laundry. The lowest level adds even more flexibility—ideal for a home gym, games room, or extra storage. Outside, enjoy the clean look and low maintenance of composite siding, plus a detached garage that adds both convenience and value. This is a rare opportunity to own a move-in-ready home that offers space, style, and standout quality in one of South Lethbridge’s most sought-after neighborhoods!