



**GRASSROOTS**  
REALTY GROUP

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1041 Great Lakes Road S  
Lethbridge, Alberta

MLS # A2246569



**\$325,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Lakeview               |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 1,070 sq.ft.           | Age:   | 1972 (53 yrs old) |
| Beds:     | 4                      | Baths: | 2                 |
| Garage:   | Single Garage Detached |        |                   |
| Lot Size: | 0.12 Acre              |        |                   |
| Lot Feat: | Standard Shaped Lot    |        |                   |

|             |                            |            |            |
|-------------|----------------------------|------------|------------|
| Heating:    | Forced Air                 | Water:     | -          |
| Floors:     | Carpet, Hardwood           | Sewer:     | -          |
| Roof:       | Tar/Gravel                 | Condo Fee: | -          |
| Basement:   | Finished, Full             | LLD:       | 28-8-21-W4 |
| Exterior:   | Stucco                     | Zoning:    | RES        |
| Foundation: | Poured Concrete            | Utilities: | -          |
| Features:   | Built-in Features, Storage |            |            |

**Inclusions:** Basement fridge, basement stove, OTR microwave upstairs, dishwasher upstairs, garage door opener and remote(s), landscaping bricks

Welcome to this beautifully maintained bungalow nestled in the heart of the desirable Lakeview neighborhood! Offering 4 bedrooms plus a den and 2 full bathrooms, this home provides ample space for families, first-time buyers, or those looking to downsize without compromising on comfort or functionality. You'll love the character and warmth throughout, with the home in great condition inside and out. The main floor boasts a bright, inviting living area, spacious kitchen, and cozy bedrooms, while the non-approved basement suite offers excellent potential as a mortgage helper, rental suite, or space for extended family. Step outside to a quaint backyard with back alley access—perfect for enjoying summer evenings or entertaining guests. A single detached garage adds convenience and extra storage space. Located just minutes from Henderson Lake and Golf Course, this property sits in one of Lethbridge's most beloved communities. Enjoy being close to all the best Southside amenities—including shopping, grocery stores, restaurants, doctors, dentists, and more! Whether you're looking for a fantastic investment property, a starter home, or a manageable bungalow to downsize into, this Lakeview gem has it all. Don't miss out on this amazing opportunity—book your showing today! Call your REALTOR® and come check it out!