



GRASSROOTS
REALTY GROUP

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**1427 Lakemount Boulevard S
Lethbridge, Alberta**

MLS # A2253530



\$284,900

Division:	Lakeview		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,080 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Flat Torch Membrane

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-50

Utilities: -

Inclusions: N/A

Welcome to ****1427 Lakemount Boulevard South****! This 4-bedroom, 3-bathroom townhome offers exceptional value in a highly desirable southside location. With 3 bedrooms conveniently located upstairs and a fully developed basement featuring a 4th bedroom, there's plenty of room for family, guests, or even a home office. Unlike a condo, there are ****no monthly fees****, and you'll enjoy the bonus of both a front and back yard—rare for this style of home. Just steps from schools, parks, and shopping, this property is perfect for first-time buyers looking for affordability without sacrifice, or investors seeking a ****cash flow positive rental**** in one of Lethbridge's most sought-after neighborhoods.