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1427 Lakemount Boulevard S Lethbridge, Alberta

MLS # A2253530



\$264,900

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	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-

Features: Storage

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.