



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1708 Lakeside Road S
Lethbridge, Alberta

MLS # A2256819



\$349,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Lakeview | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 993 sq.ft. | Age: | 1968 (57 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Carport | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Rectan | | |

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Flat Torch Membrane

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: n/a

Here is the perfect sized home for the empty nester, or the couple just starting out! Located on a beautiful tree lined street in Lakeview, this location is impressive. Close to shopping, schools, parks and greenstrips with walking paths and trails to Henderson Lake . This mature neighborhood is very peaceful, and the yard is very generous. The Lot size is 61 x 123 feet so if you wanted to build a gigantic garage this is the perfect lot to do so. Or if you want to enjoy a huge garden, and grow your own food, then be sure to take a look. There has been some nice upgrades including new vinyl plank flooring and updated bathroom, upgraded furnace. . These 60's Bungalows are known for their solid construction overall!!! Carport roof recently replaced with torch on and main house consists of asphalt shingles (age unknown). The attached carport is ideal and almost as good as an attached garage. The side entry is fenced to accommodate allowing access for a pet or a young child to go to the backyard . The basement development is older but can be set up to easily have another bedroom or office and the storage room is what every house needs!!