



**GRASSROOTS**  
REALTY GROUP

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**1406 Lakemount Boulevard S  
Lethbridge, Alberta**

**MLS # A2259074**



**\$469,900**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Heated Garage, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** Programmable Christmas Lights, Natural Gas Barbecue

Same owner for over 40 years, this home is in excellent condition with many upgrades and updates over the years. The garage is heated and insulated, there is a 18'6" x 11'4" covered deck and 22' x 12' patio with paving stones and two custom made sheds in the back yard.