



GRASSROOTS
REALTY GROUP

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**1419 Lakemount Boulevard S
Lethbridge, Alberta**

MLS # A2270184



\$264,900

Division:	Redwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	845 sq.ft.	Age:	1971 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Stucco	Zoning:	R-60
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: Fridge, stove, dishwasher (built-in), OTR Microwave/fan, washer, dryer, shed as is/where is.

Welcome to this affordable 2-bedroom, 1-bath end-unit row house, NO CONDO FEES, perfectly located in the desirable Redwood area. Enjoy the comfort of a fenced backyard, rear parking for two cars, and proximity to schools, public transit, parks, and amenities, with everything you need is just minutes away! Updates throughout the years include some windows, kitchen, flooring, bathrooms, air conditioning, furnace and so much more! This home offers great potential with the opportunity to finish the basement, giving you extra space to customize to your lifestyle, whether that's a family room, home gym, or office. With no condo fees, this is a fantastic choice for first-time buyers, students, investors, or those looking to downsize without compromise. Under \$270,000 makes it an incredible opportunity to own a home in a mature, convenient neighborhood. This home is move-in ready and waiting for you to make it yours!