



**1815 Lakepoint Road S  
Lethbridge, Alberta**

**MLS # A2297310**



**\$500,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Lakeview                               |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | Bi-Level                               |               |                   |
| <b>Size:</b>     | 1,154 sq.ft.                           | <b>Age:</b>   | 1971 (55 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | 220 Volt Wiring, Quad or More Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                              |               |                   |
| <b>Lot Feat:</b> | City Lot                               |               |                   |

|                    |                              |                   |     |
|--------------------|------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Tar/Gravel                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Double Vanity |                   |     |

**Inclusions:** Sofas and Air hockey table in basement family room, Two grey storage shelves in Garage, Fridge in Garage

A rare offering with exceptional versatility and scale. Meticulously maintained and thoughtfully upgraded, this property delivers a unique combination of functionality, income potential, and elevated everyday living. Featuring a 4-car garage, separate basement entry, two furnaces (including a new high-efficiency unit), central air conditioning, and main floor laundry with additional rough-in below, this home is designed to support both lifestyle and long-term value. The main level spans 1,154 sq. ft., showcasing a light-filled living room framed by expansive front windows. The kitchen is appointed with custom cabinetry and brand new appliances, flowing seamlessly into the dining area and enclosed patio, creating an ideal extension of the living space. A fully renovated bathroom and two well-proportioned bedrooms, including a primary suite that comfortably accommodates a king-size bed, complete the upper level. The lower level presents legal suite potential with a private entrance, large windows throughout, a wood-burning fireplace, and a second fully renovated bathroom. Two additional bedrooms and flexible living space provide options for extended family, guests, or future revenue opportunities. Outdoors, the property continues to impress with additional storage beneath the enclosed deck, Irrigation on the front lawn, and a truly standout feature: a 40' x 26' garage offering approximately 995 sq. ft. of space. Designed to accommodate oversized vehicles, workshop needs, or recreational storage, the garage includes a 12-foot overhead door, a rare find in the market. Opportunities like this are seldom available. With quick possession possible, this is a property that offers both immediate enjoyment and long-term upside.