



**1134 Lakeway Boulevard S
Lethbridge, Alberta**

MLS # A2300942



\$428,888

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|------------------|---|---------------|-------------------|
| Division: | Lakeview | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,041 sq.ft. | Age: | 1961 (65 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Additional Parking, Alley Access, Carport, Off Street, On Street, Outside, Park | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Mainten | | |

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|--------------------|--|-------------------|-----|
| Heating: | Electric, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance | | |

Inclusions: NONE

Rare Opportunity in Lakeview! Welcome to 1134 Lakeway Blvd S, currently the only available property in this highly sought-after community. This beautifully maintained 4-bedroom, 2-bathroom bungalow offers over 1,000 sq. ft. of main-floor living space in a quiet, mature South Side neighborhood. The heart of the home features a renovated kitchen complete with upgraded appliances, sleek finishes, and a bright dining area that flows into a spacious, sun-filled living room. The main level hosts two generous bedrooms, while the fully developed lower level provides two additional bedrooms and a massive recreation room. The exterior is designed for ultimate convenience, featuring a spacious single detached garage, a paved parking pad with alley access, and removable fence panels specifically designed to accommodate easy RV or trailer storage. Located just steps from Lakeview Elementary, scenic parks, and Henderson Lake, this move-in-ready home offers the perfect balance of modern upgrades and an established location. Don't miss your chance to own the only home on the market in Lakeview—schedule your private showing today!