



**1414 Henderson Lake Boulevard S
Lethbridge, Alberta**

MLS # A2303249



\$499,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	998 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Attached Carport, Driveway, Garage Door Opener, Off Street, S		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

If you're searching for a well-maintained revenue property with incredible updates, this one deserves your attention. Ideally located on a quiet, family-friendly street just steps from Lakeview School and baseball diamonds, this bungalow offers a fully legal basement suite, a rare and valuable feature. The main floor welcomes you with a bright, spacious living room that flows seamlessly into the kitchen and dining area. The kitchen has been tastefully updated with new high end appliances, double-glazed windows that bring in plenty of natural light and add a modern touch. Fresh paint, fixtures, faucets and more...Two comfortable bedrooms and a full bathroom complete the main level. Downstairs, the self-contained suite features two bedrooms and an open-concept kitchen and living space, making it ideal for tenants or extended family. Shared laundry is conveniently located in the basement, along with ample storage space. Outside, you'll find an attached single garage 13'x 21', additional carport and a large backyard which offers privacy, room to enjoy, and convenient alley access. A solid investment opportunity in a desirable location.