



GRASSROOTS
REALTY GROUP

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**1318 Henderson Lake Boulevard S
Lethbridge, Alberta**

MLS # A2131590



\$412,500

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,237 sq.ft.	Age:	1961 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, shed, central air conditioner

Welcome to your new home in a tranquil and mature Lakeview neighborhood, where timeless charm meets modern convenience! Enjoy the serenity of your gorgeous front patio, surrounded by mature trees and nestled across from the sprawling Lakeview park/green space and Lakeview Elementary School. This beautifully updated home features new windows on the back of the home, an updated kitchen, new vinyl plank flooring, newer carpet, and updated bathrooms which blend style and functionality seamlessly. With four bedrooms and two full bathrooms, there's plenty of space for the whole family to thrive. Potential investment opportunities abound with a separate entrance to the basement! Relax, play games, and spend time together in the spacious rumpus room downstairs, or entertain guests and extended family in the beautiful living room upstairs! Outside, a large shed provides additional storage space and the carport adds additional security and protection for your vehicles, while the well-maintained backyard boasts a beautiful deck and landscaping, ideal for outdoor enjoyment and gatherings. With back alley access, your new home offers both convenience and privacy! Don't miss the opportunity to make this well maintained home your own! Call your REALTOR® and book your private showing before it's too late!