



**1601 Lakeshore Road S
Lethbridge, Alberta**

MLS # A2139767



\$859,000

Division:	Lakeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,990 sq.ft.	Age:	1970 (54 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Greenbelt, Landscaped, Underground Sprinklers, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	See Remarks	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Storage		

Inclusions: under ground sprinkler system (note: some heads need replacing)

Well, this could be your family's forever home! You already know it's got a fantastic location: on the green belt & park, close to Lakeview Elementary School, walking paths to Henderson Park, or bike west to the "sugar bowl" and coulees; it's close to some restaurants & the Movie Mill! This home has had a major renovation in 1997 done by a very reputable builder, ER Win Homes. The renovation included gutting the existing house as well as adding 860 sq feet of living space and adding a double garage. Demolition was to the framing studs, so insulation, electrical, plumbing, drywall, cabinets, flooring were all replaced inside. The outside also had a face lift with new insulation, hardy board siding, and shingles (shingles replaced in 2019). You'll look at moving in with no plans to move again! There's so much room for everyone! This home has a wonderful floor plan: a large living room area, a formal dining space (people are looking for that again!), a well appointed kitchen, lots of storage, granite counter tops & even a wine fridge; there's a main floor family room with garden doors to the patio. And every room has a fabulous view of the lush greenery in the back yard or the green belt across the street! Upstairs are 4 spacious bedrooms, including a master suite with a wonderful walk in closet and spiffy ensuite! For everyone's convenience, the laundry room is located on this floor as well. There's a bonus here too: a super office space, (or den, or play room for kids, or a 5th bedroom) - anyway, it too, overlooks the greenbelt. The basement has a 3 piece bath, a large family room with a wood burning fireplace and an area for a bedroom to be finished off. For all the storage you'll ever need, there are 2 huge crawl spaces off the utility room. Lots of parking on the driveway, or out front and there's room for a small RV parking off the alley. Imagine arriving home from a busy day at work and

unwinding in this serene back yard - listening to the birds - or relaxing on the front porch - oh yes, - the good life! Call your Realtor!
Move in before school starts!