



**1012 Fern Crescent S
Lethbridge, Alberta**

MLS # A2140872



\$408,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,246 sq.ft.	Age:	1956 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Attached Carport, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Level, On Golf C		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Floor Furnace, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: n/a

For more information, please click on Brochure button below. Welcome to this beautiful 1246 Sq ft. single-family home nestled in the serene Lakeview neighborhood. Boasts 3 bedrooms on the main floor with an additional 2 bedrooms in the basement. The property features brand-new amenities, including furnace, A/C, humidifier, stove, fridge, OTR microwave, dishwasher, washer, and dryer. Enjoy the convenience of a built-in deep freeze and a newly renovated laundry room with extensive storage space. Step outside to the expansive yard, fully grassed and complete with a covered pergola and fire pit, ideal for outdoor entertaining or simply unwinding after a long day. The covered porch offers a cozy spot to enjoy a morning coffee or watch the sunset. Parking is a breeze with a carport equipped with a gas line, offering the potential for a future garage conversion. Additional storage is available with a built-in shed. Inside, you'll find fully restored White Oak Hardwood flooring throughout the upstairs, with the newer vinyl plank in the bathrooms and kitchen and brand-new contemporary vinyl flooring on the landing and stairs. The entire home has been freshly painted, and new window coverings add a touch of elegance throughout. Conveniently located across the road from Henderson Lake Golf Course, enjoy easy access to recreational activities and breathtaking views. Situated on a quiet crescent, this home offers both tranquility and convenience. Don't miss out on the opportunity! One of a kind beautiful home!