



**1733 Lakeshore Road S  
Lethbridge, Alberta**

**MLS # A2155151**



**\$619,900**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,617 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, No Animal Home, See Remarks, Vinyl Windows		

**Inclusions:** N/A

Stunning bungalow located on highly desirable Lakeshore Road green strip. Fabulous curb appeal with a fabulous floorplan. This is a rare bungalow in a convenient spot. You are a stones throw to clinics, shopping, parks and great restaurants. Large square footage with 3 bedrooms and 2 and half bathrooms on the main floor. Sprawling basement is an open canvas that could easily accommodate 3 more bedrooms with room left over for large family areas as well. This home has had complete makeover with new flooring and paint throughout. Dream kitchen with quartz counter tops. The over sized double garage features epoxy coated floors, a steel overhead beam for projects and measures 26' deep by more than 24' wide. The primary bedroom has detailed woodwork including a barn door entry into the walk in closet. The ensuite is simply AWESOME, as are the other two bathrooms! Pot lighting and built ins galore. Other extras include high end lighting, central ac, updated electrical, furnace, radon mitigation system, quality pvc windows and the list goes on. This home must be seen to be truly appreciated.