



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1407 Lakemount Boulevard S
Lethbridge, Alberta**

MLS # A2167932



\$290,000

Division:	Redwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	981 sq.ft.	Age:	1971 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane, Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-60
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: All built-in light fixtures, all window coverings. (All furniture in the home can be included in the sale except all paintings/art. TV's can be negotiated.)

Located in the highly sought-after Redwood subdivision, this charming townhome offers a perfect mix of tranquility and convenience, making it an ideal home for families or a fantastic investment opportunity. The neighbourhood is known for its mature trees, creating a peaceful atmosphere, while still being close to schools, parks, Henderson Lake, restaurants, and bus stops for easy public transportation. This well-maintained townhome features 4 bedrooms—three generously sized rooms upstairs, and one in the fully finished basement—perfect for a growing family or guests. With 3 bathrooms, including a 4-piece upstairs, a half bath on the main floor, and a 3-piece in the basement, everyone has plenty of space. The main floor includes a bright, good-sized living room for relaxing or entertaining, plus a cozy kitchen and dining area. Step outside to your own private, fully fenced backyard, a perfect area for kids to play or for hosting summer barbecues. Additionally, a convenient parking pad is located just behind the home. One of the biggest advantages is the absence of condo fees, offering more financial flexibility. Currently operating as a successful short-term rental, the property provides a great investment opportunity, with the option to include most of the furniture in the sale. Whether you're looking for a family home or an investment, this Redwood townhome has everything you need to enjoy the best of Lethbridge.