



**1037 Great Lakes Road S
Lethbridge, Alberta**

MLS # A2170124



\$350,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	802 sq.ft.	Age:	1972 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Freezer, A/C, Central Vac and Attachments, 3 sheds AS IS

This well-maintained bi-level home offers both a carport and a double detached garage. Situated in the desirable Lakeview area, it's just a short walk to the exhibition grounds and Henderson Lake. The home features 3 spacious bedrooms, 2 bathrooms, and is fully developed, making it move-in ready. With a roof that's only 6 years old, this property is primed for worry-free living. Contact your favorite REALTOR® today to schedule a viewing!