



GRASSROOTS
REALTY GROUP

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**1138 Great Lakes Road S
Lethbridge, Alberta**

MLS # A2174824



\$370,500

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,244 sq.ft.	Age:	1975 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Wet Bar		

Inclusions: N/A

This charming 1,244 square foot bungalow is nestled in a mature southside neighborhood, just a stone's throw from Henderson Lake and the Agri-foods Hub. It features an inviting open floor plan, perfect for modern living. The home boasts three spacious bedrooms plus a den, along with two full bathrooms for convenience. Outdoor enthusiasts will appreciate the large, fully landscaped yard, ideal for relaxation or entertaining. The property includes a 24' x 27' garage and a side entrance, offering great potential for a suite or additional living space. This home combines comfort and functionality in a desirable location!