



**1909 Lakehill Crescent S
Lethbridge, Alberta**

MLS # A2190524



\$379,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,305 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished	LLD:	-
Exterior:	Concrete, Veneer, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Beamed Ceilings, Kitchen Island, See Remarks, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: TV mount x2, floating shelves, pool table negotiable, dart board

Welcome to 1909 Lakehill Crescent S in the heart of Lethbridge! This charming 1,305 sq. ft. bungalow is a perfect blend of modern updates and timeless mid-century modern appeal. With 4 bedrooms, 1.5 bathrooms, and a partially developed basement, this home offers plenty of space and flexibility for families or those seeking room to grow. The main floor has been fully renovated, featuring a bright and open living space that seamlessly connects the kitchen, dining, and living areas. The brand-new kitchen boasts sleek cabinets, updated countertops, and stylish finishes, while the new flooring, fresh paint, baseboards, and casings throughout the main level add a crisp, modern touch. Most windows have been updated, ensuring a bright and energy-efficient living environment. Stay comfortable year-round with a two-zone furnace, providing customized climate control between the main floor and basement. The large lot offers ample opportunity for outdoor enjoyment, complete with pear, apple, and plum trees in the backyard for fresh, homegrown fruit. There's plenty of space to relax, entertain, and even add a future garage to suit your needs. Located in the desirable Lakeview neighbourhood, this beautifully updated bungalow is move-in ready and waiting for you to call it home. Call your favourite agent today and ask about booking your private viewing.