



GRASSROOTS
REALTY GROUP

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1613 Lakeside Road S
Lethbridge, Alberta

MLS # A2193456



\$445,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,252 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: Fridge, gas stove, hood fan, dishwasher, light fixtures, window coverings & blinds, washer, dryer, garage door opener and 1 controls., A/C

Come check out this beautiful bungalow situated in the desirable lakeview neighborhood, close to henderson lake, parks and shopping. This homes offers 1200sf of living space on the main floor with 3 bedrooms up and 1 bedroom in the basement. The main level is nice and bright and has a open concept kitchen, eating area and living room, fully developed basement with laundry and cold storage, deck off the kitchen leading to a large fully landscaped backyard, and detached single garage with lots of extra parking on the parking pad. Many upgrades over the years including kitchen that has been enlarged, stainless steel appliances, both bathrooms, flooring, high efficiency furnace, hot water tank and some windows. Make sure to book your showing today.