



GRASSROOTS
REALTY GROUP

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1102 Lakeview Drive S
Lethbridge, Alberta

MLS # A2327988



\$486,500

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,159 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Garden, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: OTR, U/G Sprinklers, Shed

Location, lifestyle, and extensive updates all come together in this beautifully maintained Lakeview home. Perfectly positioned directly across from a greenstrip and playground, and just steps to Coalbanks Trail, this setting offers immediate access to some of Lethbridge's most desirable outdoor spaces. You are only minutes to Henderson Lake Golf Course, a short walk to Lakeview Park, and close to schools including Lakeview School and Montessori options. This is a location that truly checks every box. The home itself has been thoughtfully updated over the years and offers a fully developed layout with five bedrooms and two and a half bathrooms, providing plenty of space for growing families or those who love to entertain. The main floor has been reworked for modern living, including the addition of main floor laundry and a convenient cheater ensuite. You may also appreciate the no carpet on the main level. Major improvements completed approximately 8 to 9 years ago include newer windows, doors, countertops, and laminate flooring, along with the addition of a water softener and air conditioning. Shingles were replaced in 2016, the hot water tank updated in 2012, and a newer forced air furnace adds efficiency and peace of mind. Step outside and you will find a backyard designed for both relaxation and functionality. A massive full width covered deck creates the perfect space for entertaining, while the low maintenance fencing, underground sprinklers, lush lawn, vegetable garden, and concrete patio complete the outdoor experience. The oversized double detached garage is insulated and drywalled, offering excellent space for parking, storage, or projects. Updated, spacious, and set in one of South Lethbridge's most established and sought after neighbourhoods. This is a home where location and quality truly come

together.