



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1109 Lakemount Boulevard S
Lethbridge, Alberta**

MLS # A2329056



\$515,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,136 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Attached Carport, Concrete Driveway, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, 2 washers, 2 dryers, 1 garage door opener (0) remotes, Blinds, A/C, Shed

Looking for a revenue property that needs little to no work? Check out this Bi-Level that's only a few blocks to Henderson Lake park! This home was professionally renovated in 2021. This 2 bedroom up with a 2 bedroom basement suite Bi-level with huge windows throughout makes an ideal investment. Upgrades to this home include the roof, rear hardi board siding, all rear windows, patio door and rear doors, kitchens up and down, bathrooms up and down, vinyl plank flooring, furnace, hot water tank and A/C. Adding to this properties great features include a large 26 x 28 detached garage, as well as a covered carport.