



GRASSROOTS
REALTY GROUP

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1114 Great Lakes Road S
Lethbridge, Alberta

MLS # A2333712



\$399,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,200 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detach		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Garage Heater (not hooked up to Gas line), sellers are unsure if it works as its not hooked up and they have never used it

Whether you're just starting out or searching for a potential revenue property, this is your chance to own a charming home just a few blocks from Henderson Lake. This bi-level features updated windows throughout (2018) as well as beautiful high quality up down blinds in almost every window, and an automated blind over the front entry door, a new garage roof (2021), brand-new A/C (2024), and stainless steel appliances (2023). The main bathroom was also recently renovated. A separate rear basement entrance offers the option to suite the home if desired. Outside, you'll find a spacious double garage with two single bays, one boasting 11-foot ceilings, one garage measures 21 x 13, the other measures 23 x 13' 8", plus RV parking in the back and a double concrete driveway out front. Definitely a must-see!