

# \$424,900 - 1031 Lakemount Boulevard S, Lethbridge

MLS® #A2195127

**\$424,900**

5 Bedroom, 3.00 Bathroom, 1,239 sqft

Residential on 0.13 Acres

Henderson Lake, Lethbridge, Alberta

Discover this 5-bedroom, 3-bathroom SOUTHSIDE BUNGALOW with a double attached garage. This fine home has been thoughtfully enhanced with a modern kitchen, newer shingles (still under warranty), many PVC windows, engineered hardwood flooring, and more. The open-concept main floor is ideal for both entertaining and everyday family living. The beautifully updated kitchen overlooks a cozy dining nook with a gas fireplace, seamlessly flowing into a bright and inviting living room. Step out from the dining nook onto the large rear deck, where you can enjoy views of the beautifully landscaped backyard, perfect for relaxation or outdoor gatherings. A spacious primary suite features a private 3-piece ensuite, with two more bedrooms and a 4-piece bath rounding out the main floor. The fully finished lower level offers a generous family room complete with a second gas fireplace and a wet bar, complete with its own island—perfect for entertaining, or long-term guests. This level also includes two bedrooms and a luxurious 4-piece bathroom featuring a jetted tub. The double attached garage includes a convenient side-yard access door, providing an ideal space for a potential dog run. Situated close to Henderson Lake and the Lethbridge Exhibition Park, this home is ideally located for both recreation and convenience. All major appliances are included so call your realtor today to schedule a private viewing!



Built in 1976

### Essential Information

MLS® #	A2195127
Price	\$424,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,239
Acres	0.13
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1031 Lakemount Boulevard S
Subdivision	Henderson Lake
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3S6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Storage, Wet Bar, Central Vacuum
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Dining Room, Family Room
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 17th, 2025
Days on Market	62
Zoning	R-L

**Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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