

# \$445,000 - 1613 Lakeside Road S, Lethbridge

MLS® #A2193456

**\$445,000**

4 Bedroom, 2.00 Bathroom, 1,252 sqft

Residential on 0.19 Acres

Lakeview, Lethbridge, Alberta

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.

Built in 1969

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2193456    |
| Price          | \$445,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,252       |
| Acres          | 0.19        |
| Year Built     | 1969        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1613 Lakeside Road S |
| Subdivision | Lakeview             |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1K 3G7              |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Ceiling Fan(s), Separate Entrance |
| Appliances        | See Remarks                                                                                |
| Heating           | Forced Air                                                                                 |
| Cooling           | Central Air                                                                                |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, Private Yard, Private Entrance |
| Lot Description   | Back Yard, Landscaped                   |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame, Wood Siding                 |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 5             |
| Zoning         | R-L           |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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