

1118 Lakeland Crescent S
Lethbridge, Alberta

MLS # A2165004



\$389,900

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|------------------|--|---------------|-------------------|
| Division: | Lakeview | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,263 sq.ft. | Age: | 1960 (64 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Interior Lot, Landscaped | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Stucco, Vinyl Siding, Wood Frame, Wood Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Separate Entrance, Storage, Vinyl Windows | | |

Inclusions: fridge, stove, dishwasher, hood fan, microwave, washer, dryer, window coverings, a/c unit, garage door opener and controls

Discover this delightful 1,249 sq. ft. bungalow, nestled in a peaceful crescent, just moments from Henderson Lake, the golf course, top-rated schools, and an array of southside amenities. Picture yourself enjoying warm evenings on the cozy front porch, greeting friendly neighbors as they stroll by. The beautifully landscaped backyard is a serene retreat, complete with a fruitful Honeycrisp apple tree and a newer detached 24x24 garage, perfect for those who love a spacious workspace with overhead storage and a workbench. Step inside to find a welcoming living room, complete with a charming corner fireplace that seamlessly flows into a bright, generously sized kitchen. The main floor offers two comfortable bedrooms plus a versatile den, along with an updated 4-piece bathroom. Recent updates include new laminate flooring in the kitchen and a new back deck off the den, ideal for outdoor gatherings. The lower level offers abundant space with an oversized bedroom with its own 5-piece bathroom, along with a cozy family room for relaxing nights in. With PVC windows, updated shingles, and so much more, this home offers the perfect blend of character, location and modern comforts.