

1038 Great Lakes Road S  
Lethbridge, Alberta

MLS # A2166211



## \$325,000

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	887 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Street Lighting, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance		

**Inclusions:** Fridge, Stove, Microwave, Washer, Dryer

Hello I'm 1038 Great Lakes a well maintained 3-bedroom, 2-bathroom home in the desirable Lakeview area, offering a blend of comfort and convenience. This charming homes features a well-thought-out floor plan with a spacious living area, perfect for both relaxation and entertaining. This home includes two single garages—one attached and one detached—providing generous space for vehicles and storage. Step outside to enjoy a beautifully landscaped backyard, complete with underground sprinklers to keep the greenery lush and vibrant. Only a walking distance from Henderson Lake, you'll have easy access to outdoor activities. This home's prime location combines the tranquility of a well-kept property with the convenience of nearby amenities. Don't miss out on the opportunity to make this gem in Lakeview your own, call your favourite realtor today for your showing!