

# \$264,900 - 1427 Lakemount Boulevard S, Lethbridge

MLS® #A2253530

**\$264,900**

4 Bedroom, 3.00 Bathroom, 1,080 sqft

Single Family on 0.07 Acres

Lakeview, Lethbridge, Alberta

Welcome to **\*\*1427 Lakemount Boulevard South\*\***! This 4-bedroom, 3-bathroom townhome offers exceptional value in a highly desirable southside location. With 3 bedrooms conveniently located upstairs and a fully developed basement featuring a 4th bedroom, there's plenty of room for family, guests, or even a home office. Unlike a condo, there are **\*\*no monthly fees\*\***, and you'll enjoy the bonus of both a front and back yard—rare for this style of home. Just steps from schools, parks, and shopping, this property is perfect for first-time buyers looking for affordability without sacrifice, or investors seeking a **\*\*cash flow positive rental\*\*** in one of Lethbridge's most sought-after neighborhoods. (id:6289)

Built in 1971

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | A2253530      |
| Price          | \$264,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,080         |
| Acres          | 0.07          |
| Year Built     | 1971          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 1427 Lakemount Boulevard S |
| Subdivision | Lakeview                   |
| City        | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1K3K3                     |

### Amenities

|                |           |
|----------------|-----------|
| Amenities      | Schools   |
| Features       | Back lane |
| Parking Spaces | 2         |
| Parking        | Other     |

### Interior

|              |                                                            |
|--------------|------------------------------------------------------------|
| Appliances   | Refrigerator, Range - Electric, Dishwasher, Washer & Dryer |
| Heating      | Natural gas Forced air                                     |
| Cooling      | None                                                       |
| # of Stories | 2                                                          |
| Has Basement | Yes                                                        |

### Exterior

|              |                 |
|--------------|-----------------|
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

### Listing Details

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



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