

# \$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	8
Zoning	R-L

### Listing Details

Listing Office	Lethbridge Real Estate.com
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