

# \$409,000 - 1625 Lakeshore Road S, Lethbridge

MLS® #A2109653

**\$409,000**

5 Bedroom, 3.00 Bathroom, 1,380 sqft

Residential on 0.16 Acres

Lakeview, Lethbridge, Alberta

Discover what could be Your Dream Home at 1625 Lakeshore Rd. Nestled in the heart of the Southside in the desirable neighbourhood, this sprawling 1,380 sqft bungalow presents an unparalleled opportunity to enjoy tranquil living across from Lakeview Park. The exterior is just as impressive, with a lot sized at 61' x 117', adorned with mature trees that provide a serene and private atmosphere. The beautifully covered patio overlooks a manicured backyard, complete with underground sprinklers for effortless lawn care. Highlighting the home's charm are the innovative gemstone lights, adding a magical touch to the evenings. Boasting a generous layout with 3 bedrooms upstairs and 2 additional bedrooms downstairs, this residence is perfectly suited for family comfort and guest accommodation alike. Experience the best of both worlds with a property that has been meticulously maintained since its inception in 1967 by its sole owner. The house features 3 full bathrooms, ensuring convenience and privacy for all residents. The interior shines with new, stylish vinyl plank flooring throughout the main level, complementing the timeless elegance of this well-kept home.

With a single car garage, a roof that's approximately 10 years old, this home blends classic charm and endless possibilities. If Southside living is what you've been dreaming of, look no further. This gem offers a rare chance to own a piece of Lethbridge's most



desirable area, promising a quality of life.  
Don't miss out on this exceptional  
opportunity to make 1625 Lakeshore Rd your  
new address! Call your Realtor today!

Built in 1968

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2109653    |
| Price          | \$409,000   |
| Sold Price     | \$410,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,380       |
| Acres          | 0.16        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1625 Lakeshore Road S |
| Subdivision | Lakeview              |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 3G3               |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 3                                         |
| Parking        | Concrete Driveway, Single Garage Attached |

**Interior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Laminate Counters                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Electric                |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard                                                 |
| Lot Description   | Back Yard, Front Yard, Lawn, Landscaped, Many Trees, Private |
| Roof              | Membrane                                                     |
| Construction      | Wood Siding                                                  |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 29th, 2024 |
| Date Sold      | March 9th, 2024     |
| Days on Market | 9                   |
| Zoning         | R-L                 |
| HOA Fees       | 0.00                |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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