

\$265,000 - 1407 Lakemount Boulevard S, Lethbridge

MLS® #A2167932

\$265,000

4 Bedroom, 3.00 Bathroom, 981 sqft

Residential on 0.05 Acres

Redwood, Lethbridge, Alberta

Located in the highly sought-after Redwood subdivision, this charming townhome offers a perfect mix of tranquility and convenience, making it an ideal home for families or a fantastic investment opportunity. The neighbourhood is known for its mature trees, creating a peaceful atmosphere, while still being close to schools, parks, Henderson Lake, restaurants, and bus stops for easy public transportation. This well-maintained townhome features 4 bedrooms—three generously sized rooms upstairs, and one in the fully finished basement—perfect for a growing family or guests. With 3 bathrooms, including a 4-piece upstairs, a half bath on the main floor, and a 3-piece in the basement, everyone has plenty of space. The main floor includes a bright, good-sized living room for relaxing or entertaining, plus a cozy kitchen and dining area. Step outside to your own private, fully fenced backyard, a perfect area for kids to play or for hosting summer barbecues. Additionally, a convenient parking pad is located just behind the home. One of the biggest advantages is the absence of condo fees, offering more financial flexibility. Currently operating as a successful short-term rental, the property provides a great investment opportunity, with the option to include most of the furniture in the sale. Whether you're looking for a family home or an investment, this Redwood townhome has everything you need to enjoy the best of Lethbridge.



Built in 1971

Essential Information

MLS® #	A2167932
Price	\$265,000
Sold Price	\$260,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	981
Acres	0.05
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1407 Lakemount Boulevard S
Subdivision	Redwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3K3

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Standard Shaped Lot
Roof	Flat Torch Membrane, Membrane
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2024
Date Sold	November 26th, 2024
Days on Market	57
Zoning	R-60
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.