

# \$575,000 - 1059 Lakemount Boulevard S, Lethbridge

MLS® #A2244352

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,406 sqft

Residential on 0.14 Acres

Lakeview, Lethbridge, Alberta

Welcome to this beautifully updated home, located in a quiet, well-established neighborhood, this beautifully renovated four-level split combines timeless style with modern convenience.

Professionally redone over the past three years by a Red Seal journeyman carpenter, the quality of craftsmanship is clear from the moment you walk in. The custom kitchen is the showstopper—featuring sleek finishes, brand-new appliances, quartz countertops, and an open layout perfect for entertaining or everyday family life. Just off the kitchen, a bright bonus room offers the perfect space for a playroom, coffee nook, or home office.

Upstairs, you'll find three spacious bedrooms, including a serene primary suite with a luxurious new en suite and walk-in shower. The main bathroom has also been fully updated with a fresh, modern look.

Downstairs, there's room to spread out with a second living area, a fourth bedroom, another full bathroom, and laundry. The lowest level adds even more flexibility—ideal for a home gym, games room, or extra storage.

Outside, enjoy the clean look and low maintenance of composite siding, plus a detached garage that adds both convenience and value.



This is a rare opportunity to own a move-in-ready home that offers space, style, and standout quality in one of South Lethbridge's most sought-after neighborhoods!

Built in 1978

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2244352      |
| Price          | \$575,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,406         |
| Acres          | 0.14          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1059 Lakemount Boulevard S |
| Subdivision | Lakeview                   |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1K 3S6                    |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer,                       |

|              |                         |
|--------------|-------------------------|
|              | Window Coverings        |
| Heating      | Forced Air, Natural Gas |
| Cooling      | Central Air             |
| Has Basement | Yes                     |
| Basement     | Finished, Partial       |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | None                                       |
| Lot Description   | Back Lane                                  |
| Roof              | Flat Torch Membrane                        |
| Construction      | Brick, Cement Fiber Board, Aluminum Siding |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 6                |
| Zoning         | R-L              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX FIRST |
|----------------|--------------|

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