

# \$284,900 - 1427 Lakemount Boulevard S, Lethbridge

MLS® #A2253530

## \$284,900

4 Bedroom, 3.00 Bathroom, 1,080 sqft

Residential 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.

Built in 1971

## Essential Information

MLS® #	A2253530
Price	\$284,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,080
Acres	0.07
Year Built	1971
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1427 Lakemount Boulevard S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3K3

### Amenities

Parking Spaces	2
Parking	Off Street, Alley Access

### Interior

Interior Features	Storage
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Flat Torch Membrane
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 3rd, 2025
Days on Market	2
Zoning	R-50

### Listing Details

Listing Office	Lethbridge Real Estate.com
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