

# \$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        | Alley Access, Off Street |

### 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 | 7                   |
| Zoning         | R-50                |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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