

\$535,000 - 1059 Lakemount Boulevard S, Lethbridge

MLS® #A2253270

\$535,000

4 Bedroom, 3.00 Bathroom, 1,406 sqft

Residential on 0.14 Acres

Lakeview, Lethbridge, Alberta

Step through the front door and experience the fresh, modern updates throughout this stunning, multi-level home. The open concept design features two-tone cabinetry in white and wood grain, complemented by white quartz countertops, a custom-built hood fan, pots and pan drawers, undermount sil granite sink and floating shelves accented by back lighting. New vinyl plank flooring, paired with custom registers, beautifully ties together the space together.

This spacious four-level split home is filled with natural brightness from oversized windows and highlighted by plenty of pot lights. At the rear of the home, you'll discover a sunken playroom or tranquil plant sanctuary that leads to the backyard. The outdoor area features a concrete patio, a large composite deck, a gas line ready for your barbecue or fire pit, raised garden beds, a garage, and a grassy area perfect for kids to play.

On the top level, three fully renovated bedrooms showcase the continuation of the vinyl plank flooring even on the stairs, and both bathrooms have been also fully refreshed with white oak cabinets, solid surface counters paired with a undermount sink, and beautiful tile work utilizing the "Wedi" system in both the tub/shower and the custom ensuite shower with tile floors and a glass door.

The third level offers a walk-up area with large



new windows that bathe the space in natural light. Here, you'll find the third family living space, a fourth bedroom, a convenient laundry area with built in storage, and a third bathroom featuring an oversized shower. On the fourth level, additional living space, a storage room, and mechanical areas complete this home.

Additional updates include a recently updated furnace with zoned heating to ensure extra comfort throughout the home. Located in a wonderful neighborhood close to amenities on the south side of Lethbridge, this property is a must-see for those seeking a blend of modern design and classic charm perfect for your family!

Built in 1978

Essential Information

MLS® #	A2253270
Price	\$535,000
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, Freezer, 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	Other
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Flat Torch Membrane
Construction	Brick, Cement Fiber Board, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	11
Zoning	R-L

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.