

\$264,900 - 1427 Lakemount Boulevard S, Lethbridge

MLS® #A2253530

\$264,900

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	\$264,900
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, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

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	50
Zoning	R-50

Listing Details

Listing Office	Lethbridge Real Estate.com
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