

# \$379,900 - 1248 31a Street S, Lethbridge

MLS® #A2239023

## \$379,900

4 Bedroom, 2.00 Bathroom, 1,030 sqft

Residential on 0.13 Acres

Lakeview, Lethbridge, Alberta

Backing onto school park and right next to Coalbanks Trail! One owner home that has been enjoyed for many years, but is now ready for YOUR new vision. Featuring an open and bright main level plan with vaulted ceilings, lots of windows, 3 bedrooms up, and a covered back patio overlooking beautiful green space. The home shows squeaky clean, and the yard has been refently refreshed as well. Major updates over the years include windows and some flooring. There is ample parking here already with a front pad, and back stall but you could potentially add to that with the construiction of a detached garage off the back lane too. Note that the basement bedroom window may not meet egress. This could be the ideal place to grow your family!

Built in 1964

## Essential Information

MLS® #	A2239023
Price	\$379,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.13
Year Built	1964
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	1248 31a Street S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3A2

### Amenities

Parking Spaces	2
Parking	Parking Pad, RV Access/Parking

### Interior

Interior Features	Central Vacuum, See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Basement, See Remarks
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Greenbelt, Interior Lot, Landscaped, See Remarks, Lawn, No Neighbours Behind
Roof	Tar/Gravel
Construction	Wood Frame, Brick, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	9
Zoning	R-L

### Listing Details

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