



**GRASSROOTS**

REALTY GROUP

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**14 Thyrza Burkitt Place N  
Lethbridge, Alberta**

**MLS # A2312391**



**\$595,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,715 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry		

**Inclusions:** Garage cabinets, electric garage heater, small hoist in garage, bike lift pulley system

This fully developed two-storey former Avonlea Showhome offers 4 bedrooms, 3 1/2 baths, a large bonus room upstairs, and an additional family room in the basement, providing over 2,300 sq. ft. of finished living space designed for comfortable family living. The main entry is spacious and inviting with a high ceiling that opens into the bright open-concept kitchen, dining, and living room layout. Large windows overlook the beautifully landscaped backyard, allowing natural light to flow throughout the main floor. The kitchen features maple shaker cabinetry, granite countertops, stainless steel appliances, a center island with sink, and a corner pantry for added storage. A cozy gas fireplace creates a warm focal point in the living room, making the entire space perfect for relaxing or entertaining. The dining room opens onto a beautiful deck complete with an awning for extra comfort on sunny days, and an extended stamped concrete area for lounging or entertaining and a dedicated fire pit space to create the perfect atmosphere for gatherings with family and friends. The yard is fully fenced with back lane access, underground sprinklers in both the front and backyard (including throughout the trees), and a storage shed for added convenience. Upstairs offers 3 bedrooms, including the spacious primary suite featuring a walk-in closet and an ensuite with a corner jetted tub. A large bonus room completes the upper level, providing flexible space for a media room, kids' play area, or additional bedroom. The fully developed basement adds even more living space with a fourth bedroom, a comfortable family room perfect for movie nights, and the beginnings of a future potential 3-piece bathroom. The double attached garage offers plenty of standout extras including an electric heater, high-quality cabinetry, a workbench, overhead bike lifts, and a small hoist ideal for projects and

repairs. For maximum functionality, you'll also appreciate the dedicated mudroom just off the garage complete with laundry and a half bath &mdash; thoughtfully designed to help keep busy family life organized and efficient. Call your favorite real estate agent today to view.