



**525 Edinburgh Road W  
Lethbridge, Alberta**

**MLS # A2315358**



**\$799,000**

<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,768 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Tankless Hot Water		

**Inclusions:** Stair lift, Washer, Dryer, Fridge, Stove, Hood fan, Dishwasher, Microwave, Living room media centre, Window Coverings/Draperies.

Welcome to 525 Edinburgh Road West. This spacious 1,768 sq. ft. bungalow backs directly onto West Highlands Park and offers beautiful pond views in a quiet, convenient location. Featuring five bedrooms, three bathrooms, a main floor office, and main floor laundry, this home is designed for both comfort and functionality. The massive chef's kitchen is perfect for entertaining, while the bright walkout basement features a freshly painted lower level, a large second living space, and plenty of storage throughout the home. Step outside to enjoy the peaceful patio overlooking the pond and surrounding green space, with the park and pond creating the perfect setting for summer walks or pond hockey in the winter. Additional highlights include a double attached garage and permanent gemstone lighting, adding both style and convenience year-round.