



GRASSROOTS
REALTY GROUP

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**432 Firelight Point W
Lethbridge, Alberta**

MLS # A2322617



\$539,900

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,169 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, No Back Lane, No Neighbours B		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: 2X FRIDGES, 2X STOVES

Welcome to this well designed home tucked away in a quiet cul-de-sac, offering space, style, and versatility for the whole family. The main floor features new paint throughout an open-concept kitchen, living, and dining area perfect for everyday living and entertaining. The kitchen is complete with granite countertops, a functional island, and plenty of workspace, with freshly painted cupboards. The living room is warm and inviting with a gas fireplace, creating the perfect place to relax. Upstairs you'll find three bedrooms, including a spacious primary suite with its own 4-piece ensuite. An additional 4 piece bathroom serves the remaining bedrooms, providing convenience for family or guests. The bright walkout basement offers even more living space and includes a 2 bedroom with illegal suit potential. The bathroom is thoughtfully designed with access from both the primary bedroom and the main living area, adding flexibility and functionality. Step outside to a beautifully landscaped backyard featuring a dedicated fire pit area. With its desirable location only a 5 minute drive to the U OF L, No Frills and the YMCA ton name a few of the amenities close by, updated shingles in 2025 this home is a fantastic opportunity for families or those looking for additional income potential.