



**14 Mt Brazeau Road W
Lethbridge, Alberta**

MLS # A2323445



\$550,000

Division:	Mountain Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,332 sq.ft.	Age:	1992 (34 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to Mt. Brazeau, a quiet and sought-after street in Mountain Heights where space, privacy, and comfort come together. With 6 bedrooms, multiple living areas, and an oversized garage, this home offers exceptional flexibility for growing families, multi-generational living, or anyone needing extra room to spread out. The bright and inviting main floor is designed for everyday living and entertaining alike, featuring a spacious living room that flows seamlessly into the functional eat-in kitchen with abundant cabinetry and counter space. Upstairs, you'll find three generously sized bedrooms, including a primary retreat complete with a walk-in closet and private 3-piece ensuite, along with a full 4-piece bathroom. The lower level provides the perfect gathering space with a cozy family room anchored by a wood-burning fireplace, plus a fourth bedroom, laundry area, and an additional 3-piece bathroom. Downstairs, the fully developed basement adds two more bedrooms—including an exceptionally large bedroom that could also serve as a games room, home gym, or hobby space. Outside, you'll discover a private backyard designed to be enjoyed all summer long. Raining or windy? Then enjoy the enclosed sunroom! Additional storage is provided by multiple sheds, while the oversized garage offers plenty of room for vehicles, tools, and recreational equipment. Notable upgrades include premium 50-year impact-resistant shingles, and numerous outdoor improvements that make this property truly stand out. If you've been searching for a spacious family home on a quiet street with room for everyone, this is one you won't want to miss.