



**27 Firelight Way W  
Lethbridge, Alberta**

**MLS # A2326918**



**\$539,999**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Underground Sprinkler		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Skylight(s), Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, A/C, garage door opener and remote, window coverings, gemstone lights, underground sprinkler system, central vac, gazebo in backyard

Welcome to 27 Firelight Way W! This immaculate home has seen tons of new renovations since 2023 including new flooring, countertops, baseboards, and bathrooms. Kitchen appliances are all new and were installed in late 2023. The main level is nice and bright with the new renovations and the open floor plan makes this area feel huge. The living room flows into the dining room and kitchen, and there is plenty of room for nightly meals with the family. The main level also has the primary bedroom with a walk-in closet and a 4pc ensuite. There's another bedroom and a 4pc bathroom here on the main as well. Downstairs, you have two more bedrooms and a large rec room. Want a big tv and couches? Or a games room? This area can do that and much more. Laundry can be found in the utility room and there's another 4pc bathroom down here as well. The double attached garage and parking pad give you lots of parking. Out back, you have a great deck and a patio area that will be used constantly during the warmer months. This fantastic home has it all and needs to be seen. Contact your favourite REALTOR today!