



GRASSROOTS
REALTY GROUP

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441 Edinburgh Road W
Lethbridge, Alberta

MLS # A2328747



\$524,900

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,138 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	High Efficiency	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Underground sprinklers

Here is a beautifully maintained home in a great area of west Lethbridge. Pride of ownership is evident throughout this home, offering a functional layout, bright living spaces, and a private backyard that's perfect for relaxing or entertaining. The inviting main floor features vaulted ceilings and a kitchen offers plenty of cabinet and counter space, with updated quartz counters, a spacious dining area and a large living room. The main floor also boasts three bedrooms and two bathrooms. The lower level features another bedroom and bathroom and a large family room, the perfect space for movie nights, watching the game, or hosting friends. The private backyard featuring mature trees, a fully fenced yard, backing on to a green space. The attractive front curb appeal and quiet West Lethbridge location, makes this home the complete package. Located close to parks, schools, walking paths, shopping, and all West Lethbridge amenities, this might be the home for you.