



**GRASSROOTS**  
REALTY GROUP

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52 Ermineview Way N  
Lethbridge, Alberta

MLS # A2335586



**\$439,000**

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | Uplands                                                                 |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | Bi-Level                                                                |        |                   |
| Size:     | 1,129 sq.ft.                                                            | Age:   | 1999 (27 yrs old) |
| Beds:     | 4                                                                       | Baths: | 2                 |
| Garage:   | Driveway, Garage Faces Front, Insulated, Single Garage Attached         |        |                   |
| Lot Size: | 0.11 Acre                                                               |        |                   |
| Lot Feat: | Back Yard, City Lot, Cul-De-Sac, Interior Lot, Landscaped, No Back Lane |        |                   |

|             |                               |            |     |
|-------------|-------------------------------|------------|-----|
| Heating:    | Forced Air                    | Water:     | -   |
| Floors:     | Carpet, Laminate, Vinyl Plank | Sewer:     | -   |
| Roof:       | Asphalt Shingle               | Condo Fee: | -   |
| Basement:   | Full                          | LLD:       | -   |
| Exterior:   | Vinyl Siding                  | Zoning:    | R-L |
| Foundation: | Poured Concrete               | Utilities: | -   |
| Features:   | Sump Pump(s)                  |            |     |

**Inclusions:** fridge, stove, dishwasher, washer/dryer, window coverings, A/C, spare door, work bench and cabinets in utility room, water softener, garage door opener + 2 remotes

Tucked into a cul-de-sac around the corner from Chinook Lake Park, this fully finished bi-level puts you just steps away from a lakeside stroll, grocery shopping, and Friday night at the pub. The main floor offers over 1,100 square feet, with two bedrooms and laundry alongside a bright living room, dining space, and eat-in kitchen with loads of counter space and storage. A 4-piece bath rounds out the main level, and a new composite deck off the kitchen overlooks a revamped backyard. Downstairs, a finished basement adds two more bedrooms &mdash; one currently set up as a (huge!) home gym and office &mdash; plus a second 4-piece bath and a spacious family room with a cozy wood stove. In winter, you'll appreciate parking in your insulated, attached garage. This cared-for home offers everything you need to get started, without sacrificing space or comfort! Book your showing as soon as possible!