



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

497 Edinburgh Road W
Lethbridge, Alberta

MLS # A2350248



\$649,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,509 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: basement appliances, window coverings

Welcome to 497 Edinburgh Road W, a spacious bungalow offering a versatile layout, generous living areas and an excellent West Lethbridge location close to the lake, parks, shopping and everyday amenities. The bright main floor features an open-concept kitchen, dining and living area with vaulted ceilings, hardwood and tile flooring, a gas fireplace and large windows bringing in plenty of natural light. The kitchen offers rich wood cabinetry, granite countertops, stainless steel appliances and a large island. The main level also includes comfortable bedroom space, a well-appointed bathroom with jetted tub and separate glass shower, convenient laundry and excellent storage. Downstairs provides substantial additional living space with its own kitchen, large family/recreation area, bedrooms and full bathroom, an appealing setup for extended family, older children or guests. Outside, enjoy a covered lower patio, upper deck, fenced yard and double attached garage. With plenty of space inside and out, this home offers flexibility for a variety of households in a convenient location with quick access to shopping, schools, parks, walking paths and the nearby lake. Photos have been virtually staged to enhance your imagination