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20 Mt Backus Place W
Lethbridge, Alberta

MLS # A2351785

$447,500

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,231 sq.ft.	**Age:**	1994 (32 yrs old)
Beds:	5	**Baths:**	2
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Hood Fan, A/C, Central Vac and Attachments, Garage Overhead Door Opener and Remote, Window Coverings

Welcome to this spectacular 5-bedroom bi-level, perfectly positioned on a generously sized lot in a quiet, family-friendly cul-de-sac in Mountain Heights. Designed for effortless daily living. The heart of the home centers around a sprawling kitchen packed with abundant cabinetry, lots counter space, with room to spare. Directly off the kitchen, step out onto an oversized deck complete with a dedicated gas line for your BBQ—creating a seamless indoor-outdoor flow for summer entertaining. The thoughtfully laid-out main floor offers 3 generous bedrooms and 2 full bathrooms, that includes a private primary ensuite. Looking for even more customization? The basement comes pre-plumbed and roughed-in, making a third full bathroom addition remarkably easy. Outside, your expansive yard backs directly onto tranquil green space, delivering rare privacy and picturesque natural views right in your backyard. Complete with a double attached garage featuring a handy man door for direct yard access, plus unmatched proximity to top-rated schools, local dining, and daily amenities, this home delivers space, style, and potential in one incredible package.

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