



GRASSROOTS
REALTY GROUP

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**14 Mt Brazeau Road W
Lethbridge, Alberta**

MLS # A2226372



\$550,000

| | | | |
|------------------|-----------------------------------------------|---------------|-------------------|
| Division: | Mountain Heights | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 2,019 sq.ft. | Age: | 1992 (33 yrs old) |
| Beds: | 6 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Back Yard, City Lot, Garden, Landscaped, Lawn | | |

| | |
|--------------------|---------------------------------------------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Hardwood, Tile, Vinyl |
| Roof: | Asphalt |
| Basement: | Finished, Full |
| Exterior: | Stucco |
| Foundation: | Poured Concrete |
| Features: | Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage |

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

Inclusions: Fridge, stove, dishwasher, washer, dryer, blinds, hot tub, sheds, fire pit, garage door opener + remotes, central air conditioner, central vacuum + attachments, garage shelving

Mt Brazeau - the quiet street in Mountain Heights that offers a spacious home, private backyard and 6 bedrooms! This home has some incredible upgrades such as the 50 year impact resistant shingles, mature garden area and enclosed sun room. The main floor is all about entertaining - a bright living room to seamless eat-in kitchen with plentiful counter space. There are 3 bedrooms upstairs, including the primary suite that offers a walk-in closet and 3 piece ensuite and a 4 piece shared bathroom. The lower level has the family room complete with wood burning fireplace, fourth bedroom, laundry room and 3 piece bathroom. Heading to the basement there are the final 2 bedrooms (one of which is HUGE!) and utility room. The backyard is your oasis for the summer - with patio, spacious garden, sheds, low maintenance metal fencing and more. This home will not disappoint!