



GRASSROOTS
REALTY GROUP

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**485 Edinburgh Road W
Lethbridge, Alberta**

MLS # A2238156



\$460,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,006 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Pie Shaped L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: FRIDGE, STOVE, OTR MICROWAVE, DISHWASHER, WASHER, DRYER, FRIDGE DOWNSTAIRS, ALL WINDOW COVERINGS, RACKS IN GARAGE, GARAGE OPENER & CONTROL(S)

This immaculate, CUSTOM BUILT one owner home is in MINT condition and has all the wonderful features you could ask for! Situated on a 7600+ sf, beautifully landscaped PIE SHAPED LOT, your outdoor space is a dream! Enjoy your SUN FILLED back yard in the AM on either the top deck or lower patio or in the afternoon, lounge on the secluded COVERED FRONT PORCH to wind up your day. The main floor flows seamlessly from the BRIGHT, CHEERY kitchen with additional pantry space and stainless steel appliances, to your OPEN living & dining space, to the spacious primary bedroom with WALK-IN CLOSET and 3 piece ENSUITE, plus another good sized bedroom. Entertain with ease in the open lower level featuring a WET BAR and seating room for the all the game fans. Another bright bedroom, a 4 piece bathroom, fully finished laundry room plus additional storage rounds out the basement. The SUPER SINGLE attached GARAGE (plumbed with GAS LINE FOR HEAT) has high ceilings and lots of opportunity to add more storage space up top. Other great features include amazing natural light throughout, a BRAND NEW 50 gallon hot water tank, UNDERGROUND SPRINKLERS and central A/C. If you need more reasons to love this home, the neighbourhood is awesome, there are no neighbours behind you and you are just steps away from West Highlands Park, walking/bike paths and lake! PRIDE of ownership is evident everywhere you look and this is an amazing opportunity for someone looking for a move in ready home!