



GRASSROOTS
REALTY GROUP

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**436 Firelight Point W
Lethbridge, Alberta**

MLS # A2246151



\$515,000

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,150 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Carport, Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cleared, Front Yard, Garden, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: None

This lovely 5-bedroom house with an attached double car garage is located in a serene and quiet neighborhood on the west side of Lethbridge. Upon entering, you are greeted by an inviting open layout filled with natural light and featuring high ceilings. The upper level offers three cozy bedrooms, including a spacious primary suite with its own bathroom and walk-in closet. The impressive kitchen boasts a large island, stainless steel appliances, and a walk-in pantry, making it perfect for cooking and entertaining. The fully finished basement includes two more bedrooms, a bathroom, its own kitchen, and a separate entrance, making it a great option for guests or potential rental income. The exterior showcases a well-kept lot with low-maintenance landscaping, allowing you to enjoy more leisure time. Situated in a family-friendly area, you will appreciate the close proximity to parks, playgrounds, schools and shopping malls. Call your favourite REALTOR® today to book a private showing.