



GRASSROOTS
REALTY GROUP

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44 Erminedale Bay N
Lethbridge, Alberta

MLS # A2247208



\$450,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,747 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, RANGE HOOD, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER + REMOTE(S), AND CENTRAL A/C.

Loved by the same family for many years, this inviting 5-bedroom (3 up, 2 down), 3-bathroom home is ready for its next chapter. Nestled on an almost quarter-acre private lot, it offers the perfect blend of comfort, function, and room to grow. Step inside to a sprawling open-concept layout with vaulted ceilings that create an airy, light-filled atmosphere. The main floor boasts a spacious living and dining area, a dedicated office for working from home, main floor laundry, and a kitchen designed for gathering. Downstairs, you'll find a huge recreation/family room, a basement den, and even a cold storage room—ideal for hobbies, games, or entertaining. This home has been thoughtfully updated where it counts, with a newer roof (est. 2021), furnace (2024), hot water on demand (2024), and central A/C (est. 2017). It's move-in ready for your family's needs, with plenty of opportunity to add your own cosmetic touches and make it truly yours. If you've been searching for a spacious home on a large private lot, this is your chance. Come see the possibilities—contact your favourite REALTOR to book your showing today!