



**GRASSROOTS**  
REALTY GROUP

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**27 Erminerun Place N  
Lethbridge, Alberta**

**MLS # A2260331**



**\$509,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,797 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

<b>Heating:</b>	Electric, Fireplace(s), Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Masonite	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Chandelier, French Door, Granite Counters, High Ceilings, Laminate Counters, No Smoking Home		
<b>Inclusions:</b>	Window covering		

Almost 1,800 square feet! A solid built, one owner home. This well cared for house sits in a cul-de-sac and backs onto green space. Main level has living room, family room, laundry room, a full bathroom, kitchen and dining room. Most of your daily activity all on one level. Upstairs is 2 bedrooms, 1 full and 1 half bathrooms, plus a bonus room. A full unfinished basement is waiting for you to finish the way you want it. Basement also has a roughed in bathroom. 2 hot water tanks and a newer furnace. Furnace is about 3 years old. Central vac, newer windows upstairs, 2 car heated attached garage. Back yard has covered deck, patio with gas bbq line, garden space, 2 sheds, mature trees, and a fire pit. Yard is fenced with access to green space. Masonite and brick siding. This property has wood floors, granite countertops, solid wood cabinetry, fireplace and so much more! Call your realtor today! Come and see!