



**GRASSROOTS**  
REALTY GROUP

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**64 Ermineview Way N  
Lethbridge, Alberta**

**MLS # A2263537**



**\$469,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

Fantastic Northside Bi/level Five bedroom home, walking distance to grocery shopping, parks schools, bus and lake, located on a Cul de sac with just local traffic, great floor plan upstairs and down, vaulted ceiling with great potential, needs a bit of lipstick and make up and priced accordingly. Call today for an immediate viewing.