



GRASSROOTS
REALTY GROUP

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477 Edinburgh Road W
Lethbridge, Alberta

MLS # A2271515



\$589,900

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,687 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Underground Sprinklers		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: underground sprinklers (front/back), 3 wall mount brackets, Blinds

This spacious bi-level with bonus room offers over 2,800 sq ft of flexible living space, featuring 5 bedrooms and 3 full bathrooms — ideal for families or anyone needing room to grow. The main level includes new vinyl plank flooring, a bright living room, dining nook, and a generous kitchen. The primary bedroom offers a 5-piece ensuite and walk-in closet, with a second bedroom and full bath nearby. The upper bonus room provides true flex space — perfect as a kids's zone, home office, or cozy lounge — alongside another large bedroom. The fully developed lower level adds a family room with a gas fireplace, two additional bedrooms, a full bathroom, and a spacious laundry/utility area with great storage. The backyard offers room to relax or entertain, plus a partially covered deck for added outdoor comfort. Located in West Highlands, you're close to walking paths, parks, shopping, schools, and west-side amenities. Be sure to explore the full photo gallery, floorplans, and virtual tour to get the best feel for everything this home offers.