



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**425 Edinburgh Road W
Lethbridge, Alberta**

MLS # A2277868



\$395,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,071 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: All window coverings, fridge, stove, dishwasher, washer and dryer, garage door opener and control.

You will love the generous open spaces in this comfortable 2 bedroom bilevel. The front foyer has convenient access to the garage plus a closet for coats and shoes. Upstairs the kitchen/living/dining areas enjoy natural light from the east, south, and west, and the kitchen has a nice island and a rear deck handy for the grill. 2 bedrooms (including a very large master) and a 4 piece bath completes the main floor. The wide open basement with large bright window offers lots of potential for future development. With a double attached garage and nicely fenced and landscaped yard, this is an exceptional opportunity to own a move in ready home.