



GRASSROOTS
REALTY GROUP

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

11 Erminedale Place N
Lethbridge, Alberta

MLS # A2278254



\$449,500

Division:	Uplands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,114 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Rear, Insulated, Parking P		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Cul-De-Sac, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Cement Fiber Board
Foundation:	Poured Concrete
Features:	Bar, Quartz Counters, Storage, Vinyl Windows

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

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Window Coverings, 4 Tv Mounts, Gemstone Exterior lights, Central A/C, Shelving in Utility Room, Workbench and Shelving in Garage, Garage Heater, Shed (as is), light post in front.

What's the first rule of Real Estate? Location, Location, Location. Come check out this beautifully renovated 1,114 sq ft, 4 level split home in the heart of the Uplands subdivision of North Lethbridge. From the moment you roll into the cul-de-sac and up to the home, you will be thinking "oh this is nice." With classy landscaping, the double front parking pad and new hardy plank siding, you will love the curb appeal. Inside, the large windows illuminate front living area that gives way to the spacious kitchen and dining space. The kitchen shines with quartz countertops and plenty of counter space to please the inner chef. Upstairs is where you will find the master bedroom with a 2 pce ensuite and 2 more bedrooms that share a renovated 4 piece bathroom. Down the stairs to the third level the brightness continues with a large family room that is great for gatherings or watching the big game. And don't forget to check out the cool custom bar area for drinks and snacks. This floor also has the laundry room and additional bathroom, as well as a mud room out to the double attached garage. But we aren't quite done yet, there is another level that still offers a great space for a theatre or games room and another large space in the utility room for storage or workshop. Outside has a fabulous patio to enjoy the summer sun, let the little ones run around and it still has room for extra parking and the RV. This could be the one you've been waiting for so call your favourite Realtor today.