



**65 Ermineview Way N
Lethbridge, Alberta**

MLS # A2293459



\$369,000

Division:	Uplands		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	845 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Insulated, Off Street, Oversized, Single Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, OTR microwave, Washer, Dryer, Central A/C, Window Coverings, Garage Door opener w/ remotes

Are you looking for a place to call home located in a quiet cul-de-sac, just steps from Chinook Lake and the Uplands Sobeys shopping area, that offers the perfect balance of comfort, convenience, and location? Then look no further and come check out this beautiful half duplex in the desirable Uplands neighborhood of North Lethbridge. This property features over 1500 sq ft of living space. The main floor has a bright open-concept layout designed for comfortable living and entertaining. Hardwood flooring adds warmth and character to the main living space, while central air conditioning keeps the home comfortable throughout the summer months. This level has two great bedrooms and a full bathroom, while the lower level offers a spacious family room and a private primary suite, providing a quiet retreat separate from the main living areas. Outside, you’ll find a fully fenced yard with both a deck and patio area, perfect for relaxing, entertaining, or enjoying the outdoors. The oversized single detached garage at the back provides plenty of space for parking and storage, with additional parking available thanks to the corner lot layout. This property really does have what you are looking for including a great location close to walking paths, parks, shopping, and amenities. This home offers exceptional value in one of North Lethbridge’s most sought-after communities.