



**131 Beaverbrook Road N
Lethbridge, Alberta**

MLS # A2297906



\$375,000

Division:	Uplands		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,077 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Window coverings

Great price point to own in the desirable neighbourhood of Uplands in North Lethbridge! This 1,077 sq. ft. 3-level split offers a functional and well-laid-out floor plan with 4 bedrooms and 2 bathrooms. Upon entering, you're welcomed by a spacious living room on the main level. The upper level features a generously sized dining room and kitchen, two bedrooms, and a full bath, while the lower level includes two additional bedrooms, a 3-piece bath, and a family room with a gas fireplace, perfect for relaxing. A good-sized laundry room with extra storage completes the lower level. Step outside to an enclosed deck off the kitchen and a large 16' x 20' workshop with electricity and connection for gas heater, offering endless possibilities, it could serve as a home office, gym, bunkhouse, or future hot tub space. Additional features include air conditioning and underground sprinklers. Located on a quiet street in north Lethbridge, just steps from Bluefox Park and only a 5-minute drive to the new Legacy Park. Conveniently situated just off Scenic Drive for quick access across the city and close to shopping, schools, and all amenities. Don't miss this opportunity to own in the Uplands! Call your favourite Realtor to book a showing today!