



**570 Edinburgh Road W
Lethbridge, Alberta**

MLS # A2299605

\$535,000



| | | | |
|------------------|---|---------------|-------------------|
| Division: | West Highlands | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,100 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 4 | Baths: | 4 |
| Garage: | Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Standard Shaped Lot | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Pantry, Vaulted Ceiling(s) | | |

Inclusions: Fridge x2, Stove x2, Dishwasher, Hood Fan, Microwave x2, Washer x2, Dryer x2, Blinds, Basement furniture and décor, Basement kitchen appliance/wares, moveable shed as is, shelving in garage

This could be the one you have been looking for. This suited bi-level in West Highlands has 4 bedrooms and 4 full bathrooms (YES 4 full bathrooms). The home also has laundry both up and down, a double attached garage, and an additional parking spot in the back of the home. There is a convenient side entry for the illegal suite in the basement. Located on a great street, and in amazing shape. All appliances are included. Call your REALTOR® today to view.