



**312 Thyrza Burkitt Link N  
Lethbridge, Alberta**

**MLS # A2134271**



**\$524,900**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,594 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Standard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Walk-In Closet(s)		

**Inclusions:** Fridge, Dishwasher, Stove (negotiable), OTR Microwave, Washer/Dryer, Blinds, Central A/C, Garburator, Pool Table, Garage Remote, Garage Heater

Welcome to 312 Thyrza Burkitt Link N, a stunning bilevel home nestled in a serene neighbourhood of Lethbridge. This exquisite residence features 4 spacious bedrooms and 3 full bathrooms, making it perfect for families seeking comfort and style. Step inside to an open-concept living space adorned with vaulted ceilings, creating a bright and airy atmosphere. The kitchen seamlessly flows into the living and dining areas, ideal for entertaining guests or enjoying family meals. The fully finished basement is a true entertainer's delight, boasting a stylish wet bar that's perfect for hosting gatherings or enjoying a quiet evening in. Outside, the property backs onto a lush green space, providing a peaceful and private backdrop for your outdoor activities. Enjoy the beauty of nature right from your backyard. Other recent updates include: updated faucets throughout the home, new lighting, new carpet, new landscaping, appliances are only 2 years old. Don't miss out on this remarkable home that combines modern elegance with everyday functionality. Schedule your viewing today and experience the charm of 312 Thyrza Burkitt Link N for yourself!