



**23 Ermineglen Road N
Lethbridge, Alberta**

MLS # A2145471



\$445,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,190 sq.ft.	Age:	1986 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Low Maintenance Landscape, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Masonite, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: All window coverings, fridge, stove, dishwasher, microwave, washer, dryer, vac and attachments, basement fridge, storage racks in storage room, garage heater, garage door opener and control, garage cabinets, shelving and workbench.

23 Ermineglen Road is an exceptional nicely upgraded and meticulously maintained home that is sure to check all your boxes. The main floor offers three bedrooms and 2 - 3-piece baths, both with tiled walk-in showers. The living room is bright with vaulted ceilings and a large skylight, and the modern kitchen features stainless steel appliances. Off the kitchen is an aluminum enclosed deck for three season comfort and offers secure storage underneath. Downstairs your family will love the spacious family/games room with a cozy fireplace, and there is a huge fourth bedroom. There is also a 4-piece bath and a finished storage room (that could be a fifth bedroom), a laundry room, and a separate entrance from the rear yard. The furnace, central A/C, and water heater are just a few years old. The double detached garage is drywalled, insulated and heated, and includes a built-in work bench and cabinets. If you are looking for extra parking, there is a concrete RV pad in the back and a concrete driveway in the front. Now offered for the first time, complete with all window coverings, fridge, stove, dishwasher, microwave, washer, dryer, vac and attachments, basement fridge, storage racks in storage room, garage heater, garage door opener and control, garage cabinets, shelving, and workbench.