



**6 Larkspur Road N
Lethbridge, Alberta**

MLS # A2146855



\$449,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	1973 (51 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Play Structure

Beautiful big family home on a huge corner lot! There have been tons of updates on this 1600+ sqft 2 storey home with 5 bedrooms and 4 bathrooms. Pull up to the nicely landscaped front yard with a unique wood carved sculpture to greet you. The living room is bright with big windows and it features an amazing eat up bar joining the kitchen and living area for those big family gatherings. The dining area features a built in bench that fits a large table. Lots of prep space in the kitchen as well. The main floor is completed with a guest washroom and access to the single attached garage. Upstairs you'll find 3 bedrooms including the massive Primary bedroom that spans the width of the house and also has an ensuite. The basement has a great big family room, 2 more bedrooms as well as a Brand New Bathroom! Your yard is private and has a nice deck, space for a garden and RV parking! The list of updates covers all the major items: New shingles, new windows, new flooring, new furnace & hot water tank, Central A/C and the new bathroom in the Basement. Lot's of great features for your new home!