



**14 Edinburgh Gate W  
Lethbridge, Alberta**

**MLS # A2151087**



**\$514,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | West Highlands         |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,389 sq.ft.           | <b>Age:</b>   | 2006 (18 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Standard Shaped Lot    |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Fridge (X2), stove, microwave, dishwasher, washer/dryer, window coverings, garage door openers

Welcome to 14 Edinburgh Gate W, Lethbridge! Discover this stunning 4-bedroom, 3-bathroom gem boasting 1,388 square feet of stylish living space. Step into a brand new kitchen featuring granite countertops and updated cabinets, perfectly complemented by beautiful accent walls throughout the home. The renovated bathrooms match the kitchen's elegance, ensuring a cohesive and luxurious feel. The interior showcases a beautiful, bright color scheme, highlighted by new flooring and a cozy fireplace, creating a warm and inviting atmosphere. The large primary bedroom is a true retreat, complete with a beautiful walk-in closet and a luxurious ensuite. Enjoy the convenience of an oversized heated garage and the added comfort of air conditioning. The basement offers exciting potential: envision a kitchenette for additional income, or maintain the current small gym setup. Outside, appreciate the low-maintenance exterior, giving you more time to enjoy your beautiful home. This property is a must-see for anyone seeking modern living with endless possibilities.