



GRASSROOTS
REALTY GROUP

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312 Thyrza Burkitt Link N
Lethbridge, Alberta

MLS # A2151589



\$524,900

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

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

Inclusions: Fridge, Dishwasher, Stove, OTR Microwave, Washer/Dryer, Blinds, Central A/C, Garburator, Pool Table, Garage Door Opener, Remote & Garage Heater, Central Vac & Attachments

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, 2 year old carpet, and 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!