



**43 Erminedale Bay N
Lethbridge, Alberta**

MLS # A2158155



\$489,900

Division:	Uplands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,261 sq.ft.	Age:	1991 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Other, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Hi I'm 43 Ermindale Bay! I'm nestled in a peaceful cul-de-sac, with a stunning four-level split home features 4 bedrooms, 3 bathrooms, and convenient main floor laundry. The bright, spacious patio is perfect for relaxing, while the grand master bedroom will impress with its luxurious en-suite, complete with marble flooring and a generous walk-in closet. The oversized double attached garage offers ample space for multiple vehicles and extra storage. The exquisite backyard, featuring a hot tub, is ideal for both leisurely moments and entertaining friends and family. The main bathroom boasts heated flooring, adding a touch of luxury. Inside, you'll find a gas stove, concrete countertops, and hardwood flooring throughout, creating a sophisticated interior. With numerous updates throughout the home, it's a must-see to fully appreciate its charm and elegance. Call your favourite today for a showing!