



**31 Erminerun Place N
Lethbridge, Alberta**

MLS # A2159023



\$594,500

Division:	Uplands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,475 sq.ft.	Age:	1987 (37 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, Lov		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters		

Inclusions: Fridge, stove, range hood, microwave, dishwasher, washer/dryer, central ac, wine fridge, garage door controls with 2 remotes, garage fridge/freezer, window hardware/coverings, 5 tv with brackets, central vac+attachments as is/where is never used, shed as is/where is, Central AC, Pergola as is/where is

Step into a home that looks straight out of Pinterest! This meticulously renovated gem is ready for you to move right in. The open floorplan is bathed in natural sunlight, thanks to the nearly all-new windows and the striking peak windows in the vaulted ceiling. Blending boho-chic with modern elegance, every detail has been thoughtfully designed to create a harmonious living space. The sunken living room, featuring an oversized gas fireplace, invites cozy family gatherings. If you love the festive holidays as much as some of us, the living room even has a special outlet in the window area is perfect for setting up a Christmas tree & other holiday decor! Entertain with ease in the spacious dining area or enjoy relaxed mornings at the oversized island in the kitchen. The kitchen seamlessly flows onto a double-tiered deck – an ideal spot to soak up the season’s best. The expansive backyard feels endless, backing onto a vast greenspace complete with a park and walking paths. The main floor is designed for convenience with laundry, two generous-sized bedrooms, and a stylish 4-piece bathroom. The primary suite, also on the main floor, boasts a generous walk-in closet and a charming 3-piece ensuite with standout design and tile choices. The basement has great open space like a blank canvas, ready for your personal touch with ample space for hobbies and storage. It features two oversized bedrooms, a chic 3-piece bathroom, and a giant storage room with 220A service – perfect for adding a second laundry setup if needed. Located in the heart of the Uplands, this home is just a stone’s throw from the Uplands Lake & updated Park, with shops, grocery stores, and restaurants within walking distance. Enjoy easy access to main streets for a smooth commute. Don’t miss the chance to make this exceptional property your new home!