



**5 Erminedale Place N  
Lethbridge, Alberta**

**MLS # A2172800**



**\$425,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Sump Pump(s)		

**Inclusions:** Shed, Central A/C

This beautifully maintained corner lot 3+1 bedroom bi-level in the desirable Uplands neighbourhood showcases pride of ownership throughout. Featuring significant upgrades, the modern kitchen boasts stainless steel appliances, a subway tile backsplash, and an artisan range hood mount. Spa-style upper bathroom and new flooring throughout. Central air, central vac with attachments, and feature corner gas fireplace in the family room offer convenience and comfort. Two car, oversized attached garage plus a fully fenced side yard includes a shed, perfect for extra storage. Located close to schools and parks, this home is ideal for families.