



**88 Erminedale Boulevard N
Lethbridge, Alberta**

MLS # A2177525



\$450,000

Division:	Uplands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,195 sq.ft.	Age:	1984 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Faces Rear		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Underground S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Quartz Counters, Vinyl Windows		

Inclusions: None

Renovated 4-bedroom, 2.5-bath home in Uplands, offering nearly 1,200 sq. ft above grade! Features include an open layout with quartz countertops, sleek cabinetry, and stainless steel appliances, all replaced just two years ago, along with the furnace and AC. Each bedroom is bright and spacious, and the updated baths feature modern finishes. Located near parks, schools, and shopping, this home is ideal for anyone seeking style and convenience.