



**50 Eagle Road N
Lethbridge, Alberta**

MLS # A2193758



\$399,900

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,143 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulat		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Storage		

Inclusions: Fridge, Stove, Dishwasher, Microwave Hood Fan, Central A/C, Garage Door Opener and Remotes (x2), 2 Garage Heaters, Blinds

Welcome to the desirable Park Meadows neighborhood of North Lethbridge! This well-maintained, move-in ready bungalow is ideal for families or anyone looking for a peaceful living environment. Featuring three bedrooms and two bathrooms, there is space for everyone! As you enter, you'll find a built-in bench and open closet for storage. The interior design of the home is thoughtfully curated, showcasing neutral paint throughout, complemented by durable vinyl plank flooring, for low maintenance living. Right off the front entry is your bright living room, featuring large double windows for a view. The open-concept kitchen is a highlight of the home, featuring beautiful wood cabinetry and a stylish tiled backsplash. A breakfast bar adds extra seating, and the kitchen overlooks the dining room, making it ideal for gatherings and family meals. Step outside onto the spacious wooden deck, which leads down to the backyard, complete with a concrete patio area, providing additional seating areas for outdoor living. Back inside the house, on the main level, you'll find three generous bedrooms, with the primary bedroom offering a convenient 2-piece ensuite for added comfort. The other bathroom is a 4-piece, with built-in shower/tub combo. Additionally, an unfinished, open basement presents ample room for future development, giving you the opportunity to tailor the space to your preferences. The property features a heated and drywalled triple car garage, that is separated into a double and a single bay and measures 24x36. Along with the fully fenced back yard, adjacent to the triple car garage, there is an additional 2 parking spaces. If that is not enough parking for you, there is an additional front driveway that hold an additional 4 vehicles easily. Conveniently located near schools, parks, and essential amenities, this home offers both accessibility and a serene community

atmosphere, making it a perfect place to call home. Don't miss out on this wonderful chance to own a beautiful home in Park Meadows. Contact your favorite REALTOR® today to arrange a viewing and make this charming bungalow your own!