



**26 Beaverpond Court N
Lethbridge, Alberta**

MLS # A2195800



\$389,900

Division:	Uplands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,217 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Garage Faces Rear, Gravel Driveway, Insulated, C		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Wood Windows		

Inclusions: Fridge, Stove, Dishwasher, Central A/C, OTR Microwave, Window Blinds and Curtain Rods, Weight set in Family room excluding bench, Central Vac canister (as is)

If you have been looking for your chance to get into the Uplands subdivision at a price under \$400K, then you will want to pay attention. This 1,217 sq ft, four level split, home has a lot to offer for one affordable price. The unique plan offers a spacious living room right off the front door with a wood burning fireplace and hardwood floors that extend into the updated kitchen and up onto the upper level. Off the dinning room is a side entrance to back yard and a comfortable little place bar-b-que. Upstairs features an oversized master suite, with 3pce bathroom and walk in closet, larger than you would find in most new homes. Down the hall is another good sized bedroom across from the main bathroom that also has a separate laundry room area - No more running down all those stairs for laundry. On the third level is a great family room that offers a separate entrance to the back along with a third bedroom and 300 sq ft family room. It even has high ceilings so you don't feel cramped in a dark basement. Continue down the stairs and there is another oversized room that can be a theatre or games room, craft or storage room, or whatever you need - it's a good size. Right beside it, is the access to the utility room that also offers more space and storage, it's surprising how much storage space you will find in this house. Outside has a fenced yard along with a 23 x 26 detached garage that opens into the alley. Up front has more room for additional off street parking and is just a hope skip away from the park, walking trails and bus stops. The location in Uplands is great to get out to the major routes or just run down to the local grocery store. So don't miss out.