



Anne French
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14 Edinburgh Gate W Lethbridge, Alberta

MLS # A2168475



\$497,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,389 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Standard Shaped Lot		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Built-in Features, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge (X2), stove, microwave, dishwasher, washer, dryer, window coverings, garage door openers

Welcome to 14 Edinburgh Gate W, Lethbridge! Discover this stunning 4-bedroom, 3-bathroom gem boasting 1,388 square feet of stylish living space. Step into a brand new kitchen featuring granite countertops and updated cabinets, perfectly complemented by beautiful accent walls throughout the home. The renovated bathrooms match the kitchen's elegance, ensuring a cohesive and luxurious feel. The interior showcases a beautiful, bright color scheme, highlighted by new flooring and a cozy fireplace, creating a warm and inviting atmosphere. The large primary bedroom is a true retreat, complete with a beautiful walk-in closet and a luxurious ensuite. Enjoy the convenience of an oversized heated garage and the added comfort of air conditioning. The basement offers exciting potential: envision a kitchenette for additional income, or maintain the current small gym setup. Outside, appreciate the low-maintenance exterior, giving you more time to enjoy your beautiful home. This property is a must-see for anyone seeking modern living with endless possibilities.