

**405 Edinburgh Road W  
Lethbridge, Alberta**

**MLS # A2172302**



**\$549,900**

<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,372 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<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>	See Remarks		

**Inclusions:** Call Seller Directly

This custom built, one owner bungalow is located in the quiet and desirable West Highlands neighbourhood in West Lethbridge. Only a block from three different parks: West Highlands Park, Tartan Circle Park and Joe Meszarous Park. Lots of space for entertaining in the open concept kitchen, dining and living areas, along with a large 200 square feet covered deck. Over 2700 square feet of living space with 6 bedrooms and 3 full baths. The master bedroom is located on the main floor and has a 4 piece ensuite. There are two other bedrooms and one bathroom on the main floor with three more bedrooms and another full bath downstairs. Large open finished basement. New tile and granite countertop in the kitchen. The extra deep double garage will fit your mid size truck and minivan with space for the built-in workbench and shelving. ICF foundation. New Owens Corning Duration shingles installed July 2023. Central air conditioning installed 2017. No houses behind the house provide views of Joe Meszarous Park. Short walking distance to shopping, banks, schools, and multiple parks. Currently zoned for bussing to Mike Mountain Horse Elementary School, G.S. Lakie Middle School, and Chinook High School.