



Anne French
Your REALTOR®
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5 Erminedale Place N Lethbridge, Alberta

MLS # A2172800



\$425,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,040 sq.ft.	Age:	1983 (41 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Sump Pump(s)		

Inclusions: Shed, Central A/C

This beautifully maintained corner lot 3+1 bedroom bi-level in the desirable Uplands neighbourhood showcases pride of ownership throughout. Featuring significant upgrades, the modern kitchen boasts stainless steel appliances, a subway tile backsplash, and an artisan range hood mount. Spa-style upper bathroom and new flooring throughout. Central air, central vac with attachments, and feature corner gas fireplace in the family room offer convenience and comfort. Two car, oversized attached garage plus a fully fenced side yard includes a shed, perfect for extra storage. Located close to schools and parks, this home is ideal for families.