



Anne French
Your REALTOR®
Love where you live.

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2 Ermineview Place N Lethbridge, Alberta

MLS # A2184358



\$525,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,642 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Low Maintenance Landscape, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Sump Pump(s), Vinyl Windows		

Inclusions: Window Coverings

Welcome to your new home in the established community of Uplands. This well loved and upgraded 4 Bedroom/3 Bathroom home is move in ready. There is also a large bonus/sewing/flex room that could be used as an office or additional bedroom. A large bungalow on a corner lot awaits you with an oversized double attached heated and insulated garage. Keeping you warm in the winter is a High Efficiency 2 Stage Furnace which was just installed in October of 2023 in addition to a cozy natural gas fireplace in the living room. Keeping you cool in the summer is Central Air Conditioning which was also installed in October of 2023. The owners have put numerous upgrades into this lovely home including LED Lighting throughout, Granite Countertops, Hardwood Flooring, Vinyl Plank Flooring, Travertine Tile, New Deck Railing. To keep things outside as streamlined as possible there are underground sprinklers for the grass out front that is programmable, to keep things even more easy the valves are in the garage for easy winter maintenance. In the backyard artificial grass has been installed to save you from having to move the mower around back. Main floor laundry is also a great feature of this turn key home. To top it off you have room to park your RV in the safety of your own driveway. This home should be as simple as finding a spot to move in your couch and relax. Talk to your favorite REALTOR® today to book a showing, this home wont last long.