

14 Mt Brazeau Road W Lethbridge, Alberta

MLS # A2226372



\$550,000

Division:	Mountain Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,019 sq.ft.	Age:	1992 (33 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, City Lot, Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, blinds, hot tub, sheds, fire pit, garage door opener + remotes, central air conditioner, central vacuum + attachments, garage shelving

Mt Brazeau - the quiet street in Mountain Heights that offers a spacious home, private backyard and 6 bedrooms! This home has some incredible upgrades such as the 50 year impact resistant shingles, mature garden area and enclosed sun room. The main floor is all about entertaining - a bright living room to seamless eat-in kitchen with plentiful counter space. There are 3 bedrooms upstairs, including the primary suite that offers a walk-in closet and 3 piece ensuite and a 4 piece shared bathroom. The lower level has the family room complete with wood burning fireplace, fourth bedroom, laundry room and 3 piece bathroom. Heading to the basement there are the final 2 bedrooms (one of which is HUGE!) and utility room. The backyard is your oasis for the summer - with patio, spacious garden, sheds, low maintenance metal fencing and more. This home will not disappoint!