



Anne French
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**408 Thyrza Burkitt Link N
Lethbridge, Alberta**

MLS # A2291553



\$489,500

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,106 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Skylight(s), Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: Pergola

Welcome to this well-maintained bi-level home located in a desirable Northside neighborhood, close to schools, parks, and everyday amenities. This 4 bedroom, 3 bathroom home offers a functional and spacious layout with 2 bedrooms up and 2 down, making it ideal for families or those needing extra space for guests or a home office. The main level features vaulted ceilings and an open floorplan that creates a bright and inviting living space. The living room is centered around a cozy gas fireplace, perfect for relaxing in the evenings. The kitchen offers plenty of workspace with oak cabinetry, laminate countertops, a corner pantry, and an island with sink and dishwasher for added convenience. The newer smoked stainless steel appliances add a modern touch and complete the space nicely. The primary bedroom is generously sized and includes an ensuite with jetted tub, and large mirrored closet. A second bedroom and full bathroom complete the main level. Downstairs, the fully finished basement expands the living space with a large family room featuring a second gas fireplace, two additional bedrooms, a full bathroom, and a laundry room. Additional features include a double attached garage, low-maintenance rock landscaping in the front yard, and a fully fenced yard with back lane access. The backyard includes a deck and pergola, creating a great space to enjoy the outdoors. A well cared for home in a convenient location — perfect for those looking for space, comfort, and a practical layout.