

**131 Beaverbrook Road N  
Lethbridge, Alberta**

**MLS # A2297906**



**\$375,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		

**Inclusions:** Window coverings

Great price point to own in the desirable neighbourhood of Uplands in North Lethbridge! This 1,077 sq. ft. 3-level split offers a functional and well-laid-out floor plan with 4 bedrooms and 2 bathrooms. Upon entering, you're welcomed by a spacious living room on the main level. The upper level features a generously sized dining room and kitchen, two bedrooms, and a full bath, while the lower level includes two additional bedrooms, a 3-piece bath, and a family room with a gas fireplace, perfect for relaxing. A good-sized laundry room with extra storage completes the lower level. Step outside to an enclosed deck off the kitchen and a large 16' x 20' workshop with electricity and connection for gas heater, offering endless possibilities, it could serve as a home office, gym, bunkhouse, or future hot tub space. Additional features include air conditioning and underground sprinklers. Located on a quiet street in north Lethbridge, just steps from Bluefox Park and only a 5-minute drive to the new Legacy Park. Conveniently situated just off Scenic Drive for quick access across the city and close to shopping, schools, and all amenities. Don't miss this opportunity to own in the Uplands! Call your favourite Realtor to book a showing today!