

**570 Edinbrough Road W  
Lethbridge, Alberta**

**MLS # A2299605**



**\$529,000**

<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,111 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Pantry, Vaulted Ceiling(s)		

**Inclusions:** Fridge x2, Stove x2, Dishwasher, Hood Fan, Microwave x2, Washer x2, Dryer x2, Blinds, Basement furniture and décor, Basement kitchen appliance/wares, moveable shed as is, shelving in garage

This could be the one you have been looking for. This suited bi-level in West Highlands has 4 bedrooms and 4 full bathrooms (YES 4 full bathrooms). The home also has laundry both up and down, a double attached garage, and an additional parking spot in the back of the home. There is a convenient side entry for the illegal suite in the basement. Located on a great street, and in amazing shape. All appliances are included. Call your REALTOR® today to view.