



Anne French  
Your REALTOR®  
Love where you live.

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50 Thyrza Burkitt Place N  
Lethbridge, Alberta

MLS # A2301459



\$699,900

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Wet Bar		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, ceiling fan (s), garage remote (s), window coverings, blinds, wine fridge (s)

The one that checks every box &mdash; space, upgrades, and a shop you won't find anywhere else. This beautifully designed 4-bedroom, 2.5-bath bi-level offers an impressive main floor with soaring 10+ ft ceilings, rich maple hardwood floors, and a warm, inviting living room complete with a gas fireplace and custom built-in bookshelves. The kitchen is both functional and stylish, featuring tile flooring, maple cabinetry, and seamless flow into the dining area, perfect for everyday living and entertaining. Step out onto the elevated deck and take in the view of your diamond-shaped lot, the largest yard in the neighbourhood, with the added bonus of an elementary school just one street over. The primary suite is a true retreat, offering private deck access, a walk-in closet, and a 4-piece ensuite. A spacious laundry room with sink, ample cabinetry, and direct access to the attached double garage adds everyday convenience. Downstairs, the bright and fully developed lower level features large windows, a generous family room with wet bar, and three additional bedrooms&mdash;ideal for family, guests, or a home office setup. With a separate entrance to the attached garage from the lower level, this layout offers flexibility and function. Outside is where this property truly shines. Enjoy the two-tiered deck with wiring ready for a hot tub, abundant storage underneath, and RV parking. And for those needing space for hobbies, toys, or a home-based business, the 30'x40' heated detached shop with two overhead doors is a rare and valuable find. Additional features include a tankless water heater, solid wood hemlock doors and thoughtful upgrades throughout. This is more than a home&mdash;it's a lifestyle opportunity with space to live, work, and play.