

**19 Beaverbrook Bay N
Lethbridge, Alberta**

MLS # A2303128



\$500,000

Division:	Uplands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,469 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, blinds, garage door opener and remote, mini split AC unit

Welcome to a well-cared-for 4-level split that offers the space and layout so many families are looking for. This home features 4 bedrooms, 3.5 bathrooms, and a fully finished basement, giving everyone room to spread out while still feeling connected. The upper level is thoughtfully designed with three bedrooms and two full bathrooms, making busy mornings a little easier. On the main floor, you'll notice how open and comfortable the space feels, something that isn't always the case with split-level homes. The heated, insulated double garage is a great bonus, with extra space for a workbench or storage. Outside, the yard has been carefully planned with low-maintenance landscaping, underground sprinklers, a fire pit area, garden space, and additional storage, perfect for both relaxing and entertaining. You'll also find an approximately 4.5' high crawl space that houses the mechanical equipment, with plenty of additional room for storage, always a welcome feature. This home is heated with radiant baseboard heat and includes a mini split air conditioning unit for added comfort during the warmer months. This is a solid, functional home in a great location, ready for its next chapter.