

**5 Larkspur Road N  
Lethbridge, Alberta**

**MLS # A2316115**



**\$430,000**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,091 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, Private, Street Lighting, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, See Remarks, Separate Entrance, Storage		

**Inclusions:** N/A

This North Lethbridge bi-level home has plenty of convenient features your family will love and an unbeatable location just a short walk from parks, schools, and shopping! Features include a double attached garage, kitchenette downstairs, four bedrooms, two bathrooms, a sunroom, front porch, and rear deck surrounded by mature trees all on a beautiful corner lot. Inside, the upstairs living room is bright and cheerful, with a large front window and wood-burring fireplace. The dining room and kitchen will be a hit with the chef in your family, with a breakfast bar and plenty of cupboard space. The sunroom offers a perfect spot to set up an extra seating area or a play room for the kids. Down the hall, you'll find two bedrooms and a four-piece bath. Another two bedrooms and a second full bathroom can be found downstairs alongside a large rec room, a kitchenette, and plenty of storage. The separate downstairs entrance leads out to the spacious backyard with large trees providing plenty of shade over the rear wooden patio. If a charming family home with plenty of curb appeal and an ideal locations sounds like the place for you, contact your favourite REALTOR® today to book a showing!