

52 Ermineview Way N
Lethbridge, Alberta

MLS # A2335586



\$439,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,129 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Garage Faces Front, Insulated, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Interior Lot, Landscaped, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: fridge, stove, dishwasher, washer/dryer, window coverings, A/C, spare door, work bench and cabinets in utility room, water softener, garage door opener + 2 remotes

Tucked into a cul-de-sac around the corner from Chinook Lake Park, this fully finished bi-level puts you just steps away from a lakeside stroll, grocery shopping, and Friday night at the pub. The main floor offers over 1,100 square feet, with two bedrooms and laundry alongside a bright living room, dining space, and eat-in kitchen with loads of counter space and storage. A 4-piece bath rounds out the main level, and a new composite deck off the kitchen overlooks a revamped backyard. Downstairs, a finished basement adds two more bedrooms — one currently set up as a (huge!) home gym and office — plus a second 4-piece bath and a spacious family room with a cozy wood stove. In winter, you'll appreciate parking in your insulated, attached garage. This cared-for home offers everything you need to get started, without sacrificing space or comfort! Book your showing as soon as possible!