

100 Eton Road W
Lethbridge, Alberta

MLS # A2336681



\$460,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,763 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Open Floorplan, Pantry, Tile Counters		

Inclusions: Air Conditioner, Dishwasher, Fridge, Stove, Washer and Dryer, Water Softener, Underground Sprinklers, Window coverings including curtains, rods, and blinds, Garage Door Opener, Shed, basement shelving in cold room & shelving, floating shelves and mirror upstairs

As you enter this home, you'll immediately appreciate its warmth, character, and charm. Vaulted ceilings with beautiful cedar wood detailing, a wood-burning fireplace, and large front windows create a bright and inviting main floor. The living space is exceptionally generous, offering plenty of flexibility for a formal dining area, multiple sitting spaces, or even a dedicated homework or office station. The kitchen features freshly painted cabinetry that coordinates beautifully with the additional built-in storage added to the dining area. New vinyl plank flooring flows throughout the main floor, giving the space a fresh and cohesive look. Numerous updates have enhanced both the style and functionality of the home, including updated baseboards and casings, removal of much of the popcorn ceiling, and thoughtfully added storage in the kitchen, dining area, laundry room and bedroom closets. These improvements have significantly increased the everyday functionality of the home. Bathroom updates include new sinks and countertops, an updated toilet, and the addition of a pocket door in the half bath. The spacious main bathroom is complete with a relaxing soaker tub and corner shower. A spindle staircase leads to the second floor, where you'll find all three bedrooms—and they are all a great size! Additional improvements include the roof, which was replaced in 2011, along with the furnace and central air conditioning. The single attached garage measures approximately 15' x 23', is insulated and drywalled, and features an updated overhead door installed in 2018. Outside, the fully fenced yard offers underground sprinklers, a large deck, mature trees, and a newer storage shed—providing a wonderful outdoor space to relax and enjoy.