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Your REALTOR®
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525 Edinburgh Road W
Lethbridge, Alberta

MLS # A2345875



$699,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,768 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lake, Lawn, No Back		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Washer, Dryer, Fridge, Stove, Hood fan, Dishwasher, Microwave, Living room media centre, Window Coverings/Drapery.

Welcome to this impressive 1,768 sq. ft. bungalow backing directly onto West Highlands Park! Offering 5 bedrooms, 3 full bathrooms, a walkout basement and plenty of space for the whole family, this home combines a fantastic floor plan with an incredible park-side setting. The main floor features a chef-inspired kitchen with an open-concept entertaining area, spacious primary suite, dedicated office and convenient main-floor laundry—providing everything you need for comfortable one-level living. Thoughtfully designed with an abundance of storage space throughout, this home makes it easy to keep everything organized. Downstairs, the walkout basement offers even more impressive living space, including 3 huge bedrooms, a large dedicated storage room and direct access to the backyard and covered patio. Step outside and enjoy walking paths, a public gazebo, fishing and outdoor skating in the winter, all just beyond your backyard. Additional features include a spacious garage, Hunter Douglas blinds and Gemstone exterior lighting for year-round curb appeal. Conveniently located near Save-On-Foods, Safeway and other amenities, with quick access to Whoop-Up Drive and Highway 3. A quiet neighbourhood, beautiful park setting, exceptional storage and an abundance of living space make this an exceptional place to call home! Please note: Basement photos have been virtually staged for illustrative purposes.

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