Anne French
Your REALTOR®
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14 Thyrza Burkitt Place N
Lethbridge, Alberta

MLS # A2353919

$549,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,731 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-SL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, Pantry		

Inclusions: n/a

Tucked away in a cul-de-sac, this inviting family home offers the perfect combination of space, comfort, and convenience! With shopping, schools, and walking and biking paths nearby, you’ll love the location just as much as the home itself! Step inside to a welcoming open-concept main floor where the kitchen, dining, and living areas flow seamlessly together, creating a wonderful space for everyday living and entertaining. The kitchen features granite countertops, while the living room offers a cozy fireplace. Patio doors off the dining area lead to the deck and backyard, complete with attractive stonework that adds charm to the outdoor space. Main-floor laundry, a convenient powder room, and a double attached garage add to the home’s functionality. Upstairs, you’ll find three bedrooms plus a versatile bonus room, currently being used as a fourth bedroom, offering flexibility for growing families, guests, or a home office. The spacious primary bedroom features a walk-in closet and a four-piece ensuite with a relaxing jetted tub. An additional four-piece bathroom completes the upper level. The developed basement provides even more living space with a comfortable family room, an additional bedroom, and a bathroom that has been roughed in and partially completed, ready for your finishing touches. Offering multiple living spaces, a flexible floor plan, an appealing cul-de-sac setting, and convenient access to everyday amenities, this home is ready for its next chapter. Come discover all it has to offer!

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