Anne French
Your REALTOR®
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518 Edith Emma Coe Road N Lethbridge, Alberta

MLS # A2357437

$424,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	960 sq.ft.	**Age:**	2007 (19 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Off Street, Parkin		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-SL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: NA

SPACE, UPDATES & A DOUBLE DETACHED GARAGE! This well-maintained, fully developed 4-level split offers 3 bedrooms, 2 full bathrooms, and a fantastic layout with room for everyone! Whether you're a first-time buyer, looking for a little more space, or simply want a move-in-ready home, this property has plenty to offer! The main floor welcomes you with a bright and spacious living room featuring a beautiful view from the front window, along with a comfortable dining area and kitchen. Upstairs, you'll find two bedrooms and an updated full bathroom. The third level is a great space to relax, entertain, or gather with family and friends! Enjoy a generous family room with a cozy gas fireplace, a convenient office nook, another full bathroom, and direct access to the backyard and garage. The fourth level adds a third bedroom, laundry area, and additional storage. AND THE UPDATES! Enjoy newer appliances including the stove, microwave, dishwasher, washer and dryer, plus a newer hot water tank, central A/C (2024), updated faucets throughout, new carpet on the third and fourth levels, and updates to the upper bathroom. Outside, you'll appreciate the backyard with a dedicated dog run, front driveway parking, and a DOUBLE DETACHED GARAGE with 220V power! Plenty of parking, plenty of space, and plenty of reasons to make this your next home. A fantastic homeownership opportunity that's ready for you to move in and enjoy!

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