

\$415,000 - 47 Ermineglen Road N, Lethbridge

MLS® #A2107805

\$415,000

4 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.12 Acres

Uplands, Lethbridge, Alberta

"Welcome to the home you've been waiting for! This impeccably maintained four-level split offers the perfect blend of comfort and luxury. As you enter the main level, you're greeted by an open concept living room and kitchen, ideal for entertaining. Step off the kitchen onto your beautiful custom patio featuring a private sunken hot tub (replaced 2015), perfect for relaxing after a long day. Upstairs, you'll find three spacious bedrooms, including a master suite complete with a three-piece ensuite and walk-in closet, ready for your personal touch. The two additional bedrooms are generously sized, with one offering versatility as a craft room or a kid's room. A four-piece full bath completes this level. Descending to the third level, you'll discover another sizable master bedroom with a walk-in closet, along with a laundry room that fulfills every homeowner's dream. Additionally, there's a spacious two-piece bathroom with laundry sinks, offering the potential to create your dream pet wash station or custom walk-in shower. Venture down to the fourth level, where the infamous man cave awaits. Whether you envision it as a billiards room, movie theater, or game night haven, the possibilities are endless. Complete with a cozy gas fireplace and a built-in custom dry bar, this space is perfect for unwinding or entertaining guests. Stay nice and warm year round in the attached double heated garage with your radiant heater! This home has undergone several updates over the years, including, newer appliances,



backsplash and counter tops, Ecoside-engineered wood siding (2016), an expanded driveway for your RV, windows (2015), deck rebuilt (2015), 1 hot water tank (2020) and updated flooring throughout and underground sprinklers (2020) . With nothing left to do but move in and make it your own, don't miss out on the opportunity to call this house your home. Contact your favorite Realtor today to schedule a showing!"

Built in 1993

Essential Information

MLS® #	A2107805
Price	\$415,000
Sold Price	\$403,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.12
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	47 Ermineglen Road N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5Y2

Amenities

Parking Spaces	3
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Parking	Double Garage Attached, RV Access/Parking
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Interior

Interior Features	Bar, Central Vacuum, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	April 24th, 2024
Days on Market	68
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Onyx Realty Ltd.
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