

\$449,900 - 23 Ermineview Road N, Lethbridge

MLS® #A2126475

\$449,900

4 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.15 Acres

Uplands, Lethbridge, Alberta

Located in the Uplands neighborhood, this well-cared-for bi-level home stands as an ideal choice for families and professionals. With a large, beautifully landscaped lot and a private fenced yard, this property provides a serene retreat and ample space for outdoor activities.

The home spans 1,202 square feet on the main level, featuring two bedrooms, including the primary bedroom, and a three-piece ensuite. The developed lower level adds an additional 928 square feet, hosting two bedrooms and a full bathroom, perfect for family living or guest accommodations. Equipped with a full suite of appliances including a fridge, stove, dishwasher, range hood, the kitchen is ready for immediate use. Significant upgrades such as a heated garage, newer windows, a water softener, and a reverse osmosis system contribute to the home's functionality and comfort.

Lifestyle features include large basement windows for ample natural light, a covered back deck for year-round enjoyment, and gas fireplaces in both the upstairs living room and downstairs family room. Additional amenities such as outdoor covered storage, underground sprinklers, and a creatively designed patio elevate the outdoor living experience.

The double attached garage provides convenient parking and additional storage



space. The home's forced air heating and air conditioning systems ensure a comfortable environment in any season.

This home's location is particularly advantageous, situated directly across from a park with no front neighbors, enhancing privacy and providing uninterrupted views. Proximity to shopping, dining, and walking paths offers a lifestyle of convenience and leisure.

Ideal for those who value both community and privacy, this home in Uplands is not just a residence but a place where lifestyle and comfort converge, ready to welcome you to your new life.

Built in 1992

Essential Information

MLS® #	A2126475
Price	\$449,900
Sold Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,202
Acres	0.15
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	23 Ermineview Road N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge

Province	Alberta
Postal Code	T1H 6G5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	May 15th, 2024
Days on Market	15
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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