

\$594,500 - 31 Erminerun Place N, Lethbridge

MLS® #A2159023

\$594,500

5 Bedroom, 3.00 Bathroom, 1,475 sqft

Residential on 0.15 Acres

Uplands, Lethbridge, Alberta

Step into a home that looks straight out of Pinterest! This meticulously renovated gem is ready for you to move right in. The open floorplan is bathed in natural sunlight, thanks to the nearly all-new windows and the striking peak windows in the vaulted ceiling.

Blending boho-chic with modern elegance, every detail has been thoughtfully designed to create a harmonious living space. The sunken living room, featuring an oversized gas fireplace, invites cozy family gatherings. If you love the festive holidays as much as some of us, the living room even has a special outlet in the window area is perfect for setting up a Christmas tree & other holiday decor!

Entertain with ease in the spacious dining area or enjoy relaxed mornings at the oversized island in the kitchen. The kitchen seamlessly flows onto a double-tiered deck – an ideal spot to soak up the season’s best. The expansive backyard feels endless, backing onto a vast greenspace complete with a park and walking paths.

The main floor is designed for convenience with laundry, two generous-sized bedrooms, and a stylish 4-piece bathroom. The primary suite, also on the main floor, boasts a generous walk-in closet and a charming 3-piece ensuite with standout design and tile choices.



The basement has great open space like a blank canvas, ready for your personal touch with ample space for hobbies and storage. It features two oversized bedrooms, a chic 3-piece bathroom, and a giant storage room with 220A service – perfect for adding a second laundry setup if needed.

Located in the heart of the Uplands, this home is just a stone’s throw from the Uplands Lake & updated Park, with shops, grocery stores, and restaurants within walking distance. Enjoy easy access to main streets for a smooth commute. Don’t miss the chance to make this exceptional property your new home!

Built in 1987

Essential Information

MLS® #	A2159023
Price	\$594,500
Sold Price	\$590,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,475
Acres	0.15
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	31 Erminerun Place N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta

Postal Code T1H5X6

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Off Street

Interior

Interior Features Breakfast Bar, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Master Downstairs, Quartz Counters

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Brick Facing, Gas, Gas Starter, Insert, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting, Pie Shaped Lot, Private

Roof Wood

Construction Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed August 20th, 2024

Date Sold October 18th, 2024

Days on Market 59

Zoning R-L

HOA Fees 0.00

Listing Details

Listing Office Century 21 Foothills South Real Estate

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