

\$489,900 - 24 Erminebend Place N, Lethbridge

MLS® #A2196319

\$489,900

4 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.12 Acres

Uplands, Lethbridge, Alberta

As you drive up to this beautiful home, you will appreciate its serene location in a quiet cul-de-sac, just steps away from Chinook Lake and Park area. Upon entering, you will immediately notice how well-kept and clean this home is.

This bi-level home has vaulted ceilings, a spacious island, and an open-concept feel on the main floor. There is a spare bedroom currently used as an office, along with a full bathroom on this level. Above the garage, you will find a private primary suite, complete with a four-piece ensuite and a walk-in closet.

The fully finished basement offers a walkout design, featuring large windows that allow natural light to flood the space. The cozy living room boasts a gas fireplace equipped with a blower system, making it an inviting spot to relax. The basement also includes two additional bedrooms and another four-piece bathroom.

Stepping out from the walkout basement, you will discover extensive interlocking brick and concrete work in the backyard, perfect for outdoor gatherings. There is a large shed for extra storage, and steps leading from the rear deck to the yard!

The garage serves as your very own man cave, featuring indoor-outdoor carpeting and a radiant heating system, making it feel like an



extension of the living space. Additionally, the garage is extra deep, providing a perfect nook area for a workbench.

This home has undergone several updates, including a new dishwasher installed within the last year, and all exterior doors have been replaced. The roof was updated in 2017, while the furnace was replaced in 2011 and the hot water tank in 2019. In 2022, decorative trim was replaced with smart trim on the exterior to combat pesky woodpeckers. New rock was also installed in the front yard just last year. All smoke detectors have been replaced for added safety, and comfort-height toilets have been installed in both the main and ensuite bathrooms.

Not only are you just steps away from the Chinook Lake area and park, but you are also conveniently located near Sobeys and Original Joe’s in the Uplands.

Don’t miss the opportunity to tour this well-kept home! Call your favorite REALTOR® today for a viewing.

Built in 2002

Essential Information

MLS® #	A2196319
Price	\$489,900
Sold Price	\$484,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,213
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached

Style	Bi-Level
Status	Sold

Community Information

Address	24 Erminebend Place N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6R8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 24th, 2025
Date Sold	March 11th, 2025
Days on Market	15

Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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