

**477 Edinburgh Road W
Lethbridge, Alberta**

MLS # A2271515



\$589,900

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,687 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Storage		

Inclusions: underground sprinklers (front/back), 3 wall mount brackets, Blinds

This spacious bi-level with bonus room offers over 2,800 sq ft of flexible living space, featuring 5 bedrooms and 3 full bathrooms — ideal for families or anyone needing room to grow. The main level includes new vinyl plank flooring, a bright living room, dining nook, and a generous kitchen. The primary bedroom offers a 5-piece ensuite and walk-in closet, with a second bedroom and full bath nearby. The upper bonus room provides true flex space — perfect as a kids's zone, home office, or cozy lounge — alongside another large bedroom. The fully developed lower level adds a family room with a gas fireplace, two additional bedrooms, a full bathroom, and a spacious laundry/utility area with great storage. The backyard offers room to relax or entertain, plus a partially covered deck for added outdoor comfort. Located in West Highlands, you're close to walking paths, parks, shopping, schools, and west-side amenities. Be sure to explore the full photo gallery, floorplans, and virtual tour to get the best feel for everything this home offers.