

425 Edinburgh Road W  
Lethbridge, Alberta

MLS # A2277868



## \$395,000

<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** All window coverings, fridge, stove, dishwasher, washer and dryer, garage door opener and control.

You will love the generous open spaces in this comfortable 2 bedroom bilevel. The front foyer has convenient access to the garage plus a closet for coats and shoes. Upstairs the kitchen/living/dining areas enjoy natural light from the east, south, and west, and the kitchen has a nice island and a rear deck handy for the grill. 2 bedrooms (including a very large master) and a 4 piece bath completes the main floor. The wide open basement with large bright window offers lots of potential for future development. With a double attached garage and nicely fenced and landscaped yard, this is an exceptional opportunity to own a move in ready home.