

\$475,000 - 35 Ermineglen Road N, Lethbridge

MLS® #A2196858

\$475,000

4 Bedroom, 3.00 Bathroom, 2,239 sqft
Residential on 0.13 Acres

Uplands, Lethbridge, Alberta

The perfect family home, ready for your personal touch.

This home was built to last and last, with fiberboard/brick siding, Tile roofing, 2 furnaces, 2 hot water tanks (with only one being used at the moment). This 4 bedroom, 3 bath home has an amazing floor plan with 3 of the 4 floors being above grade allowing for a great deal of natural warm light. Walking in the front door you'll find a very spacious living room and dining area filled with light from a large south facing bay window. The kitchen/eating area is open to the above ground 3rd level that's filled with natural light and boasting a wood burning fireplace. This floor also has a nice bedroom/office, laundry, 3 piece bathroom, and an entry/exit to the LARGE garage. On the upper floor you'll find a large primary bedroom with ensuite and walk-in closet, 2 more well sized bedrooms, and a full bath. The lower level is developed with an immense great room and tons of storage. The yard is nicely landscaped, fenced and features a rebuilt 10' x 20' deck. Over the years this home has been well cared for and is now ready for your updating. This home is a perfect example of how a little sweat equity could go a long way!

Built in 1987

Essential Information

MLS® # A2196858



Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,239
Acres	0.13
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	35 Ermineglen Road N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5Y1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, See Remarks, Storage, Wood Windows
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Crawl Space

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Street Lighting
Roof	Tile
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 25th, 2025
Days on Market	15
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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